

## Airport Expedition Business Park

Discovery Blvd | Sioux City, IA | US | Woodbury County

Available Acres: 75 | Sale Price: \$40,000



### Property and Area Description

Great Class "A" business park property in the heart of Sioux City's business development known as Expedition Business Park. A prime location with available ground contiguous to this site if needed. Lots in this development range in size from 1 acre up to 40 acres and include building covenants to insure quality development. The Park is anchored by the Sioux Gateway Airport, Nor-Am Distribution Centers and a variety of smaller warehouse, office, and light industrial properties. The City development staff can work up a proposal based on your company's needs. Sioux City is an aggressive community with many incentives for qualified companies. Additional information is available on the internet at [www.locatesiouxcity.com](http://www.locatesiouxcity.com) or by calling (712) 224-5500.

### Population



**117,796**

10 Mile Radius

**143,401**

20 Mile Radius

**177,569**

30 Mile Radius

Source: ESRI®, 2024

### Households



**43,460**

10 Mile Radius

**53,022**

20 Mile Radius

**66,747**

30 Mile Radius

Source: ESRI®, 2024

<b>Zoning:</b>	Planned Business Park
<b>Topography:</b>	Flat
<b>Setting:</b>	Mixed-Use Business Park
<b>Within City Limits:</b>	Yes
<b>Specialty Features:</b>	Featured Property, Fiber, Intermodal, New Market Tax Credit, Opportunity Zone, TIF District
<b>Sale Price:</b>	\$40,000
<b>Sale Price Note:</b>	\$40,000 per acre negotiable
<b>Lease Rate Note:</b>	NA
<b>Last Updated:</b>	Jan 23, 2023

### Transportation

**Nearest Highway:** Highway 20 (1.00 mi.)

**Nearest Interstate:** I-29 (0.50 mi.)

**Ingress/Egress Notes:** Brand new road to I-29 Interchange. .5 miles.

**Nearest Airport:** Sioux Gateway Airport (Hawthorne Aviation) (0.25 mi.)

**Nearest Commercial Airport:** Sioux City Gateway Airport (0.25 mi.)

**Distance to Mass Transit:** Adjacent

**Rail Served:** No

**Rail Served By:** Other

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** MidAmerican Energy Company

**Natural Gas:** Mid American Energy Company

**Water:** City of Sioux City

**Sewer:** City of Sioux City

**Telecommunications:** Fibercomm

## Economic Development Contact

### **Martin J. Dougherty, Economic Development Director**

Sioux City Economic Development Department  
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### **Chris Myres**

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## Realtor/Owner Contact

### **Martin J. Dougherty**

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