



Zoning:	Commercial
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Sale Price:	\$6.5
Sale Price Note:	\$6-10/sq ft
Lease Rate Note:	NA
Last Updated:	Dec 27, 2022

Economic Development Contact


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Property and Area Description


The City of Sioux City is the developer of the Northern Valley Crossing retail/commercial center located at the southeast corner of Outer Drive/Floyd Blvd. Current traffic at this intersection is greater than 16,000 vehicles/day and increasing. The area began development in 2009 and is now home to Aldi's, Pizza Ranch, Dollar Tree, Jimmy John's, Scooter's Coffee, Silverstar Carwash and others. Burger King and Telco Triad Credit Union are currently under development. A Walmart and a wide variety of restaurants and strip centers are located adjacent to the site. Direct access to I-29/US 75 has caused traffic counts in the area to more than triple. Located within the immediate area is one of Sioux City's public high schools as well as new middle and elementary schools. This, along with two of the city's largest residential neighborhoods, creates a steady stream of traffic in the area. The shovel ready plot fronts Floyd Blvd. and is flat with all necessary utilities on site. The price of the land is \$6.50/sf for Floyd Blvd frontage and \$4.00/sf for rear lots.

Population

	125,520 10 Mile Radius	144,656 20 Mile Radius	174,591 30 Mile Radius
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Source: ESRI®, 2024

Households

	46,635 10 Mile Radius	54,146 20 Mile Radius	65,704 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 75 (1.95 mi.)
Nearest Interstate: Interstate 29 (1.95 mi.)
Nearest Airport: Sioux Gateway Airport (12.00 mi.)
Nearest Commercial Airport: Sioux Gateway Airport (0.00 mi.)
Distance to Mass Transit: Adjacent
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
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