



Zoning:

Last Updated:Jun 30, 2025

Economic Development Contact

Martin J. Dougherty, Director

Sioux City Economic Development Department

405 6th Street, P.O. Box 447

Sioux City, Iowa 51102

(877) 246-7242 | mdougherty@sioux-city.org

Chris Myres

Chris Myres

405 6th Street P.O. Box 447

Sioux City, Iowa 51102

(877) 246-7242 | cmyres@sioux-city.org

Realtor/Owner Contact

Lawrence Jensen

| lawrence@naiunited.com

Property and Area Description


Two contiguous, flat-graded out lots present a prime real estate opportunity in Sioux City, IA. Positioned strategically in front of a successful Home Depot store, they offer excellent visibility and accessibility at the lighted intersection of Cunningham Dr. and Dace Ave. The lots benefit from easy access to Interstate 29, enhancing their appeal for businesses seeking to attract a steady flow of customers. Lot 401 covers .66 acres, while Lot 407 spans .94 acres, providing ample development space. Located near Seaboard Triumph Foods Expo Center, Tyson Events Center, and Hard Rock Hotel and Casino, these lots are perfect for retail, dining, or service-oriented businesses. Located at the lighted intersection of Cunningham Dr and Leech Ave, fronting The Home Depot.

Population

	126,202	144,465	176,343
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	46,736	53,698	66,064
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com