

Zoning:	Industrial
Topography:	Flat
Adjacent Available Acres:	Yes
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	2580 x 2580
Specialty Features:	Opportunity Zone, New Market Tax Credit, TIF District
Sale Price:	\$40,000
Sale Price Note:	per acre
Lease Terms:	None
Last Updated:	Feb 19, 2025

Economic Development Contact

Chris Myres

City of Sioux City Economic Development Department

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Property and Area Description

Property contains 3 40-acre parcels but does not include the SE quarter of the section. Property is flat and could have rail access with an extension of the City's existing rail yard adjacent to the north of the property.

Population

	107,065	142,436	172,403
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	39,146	52,794	64,901
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

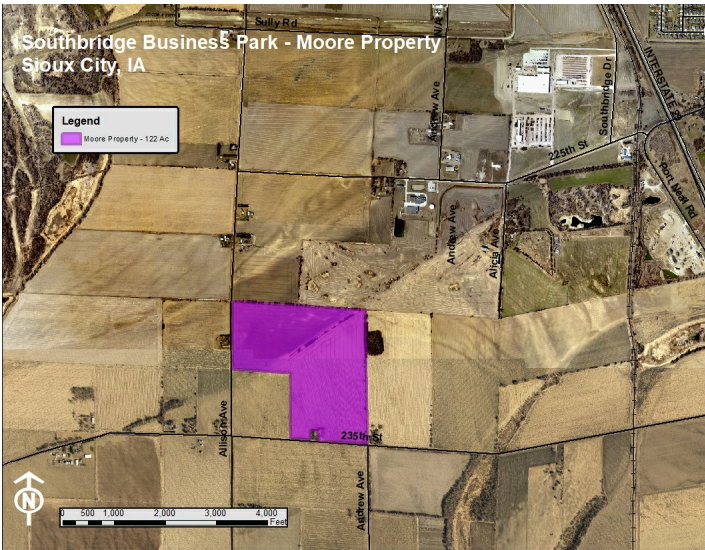
Transportation

Nearest Highway: Hwy 20 (5 miles mi.)
Nearest Interstate: I-29 (2 miles mi.)
Ingress/Egress Notes: Two land roads built to industrial scale with turning lanes.
Nearest Airport: Sioux Gateway Airport (3 miles mi.)
Nearest Commercial Airport: Sioux Gateway Airport (3 miles mi.)
Distance to Mass Transit: 1 mile
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Utilities

Electric: Woodbury REC
Natural Gas: MidAmerican Engergy
Water: City of Sioux City
Sewer: City of Sioux City
Telecommunications: Fibercomm

Property Images



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