

For Sale

## Land

15.31 - 43.58 Acres | \$474,300 - \$1,089,500



3820 N US Hwy 75

3820 N US Hwy 75, Sioux City, IA 51108

For Sale

# Land

15.31 - 43.58 Acres | \$474,300 - \$1,089,500

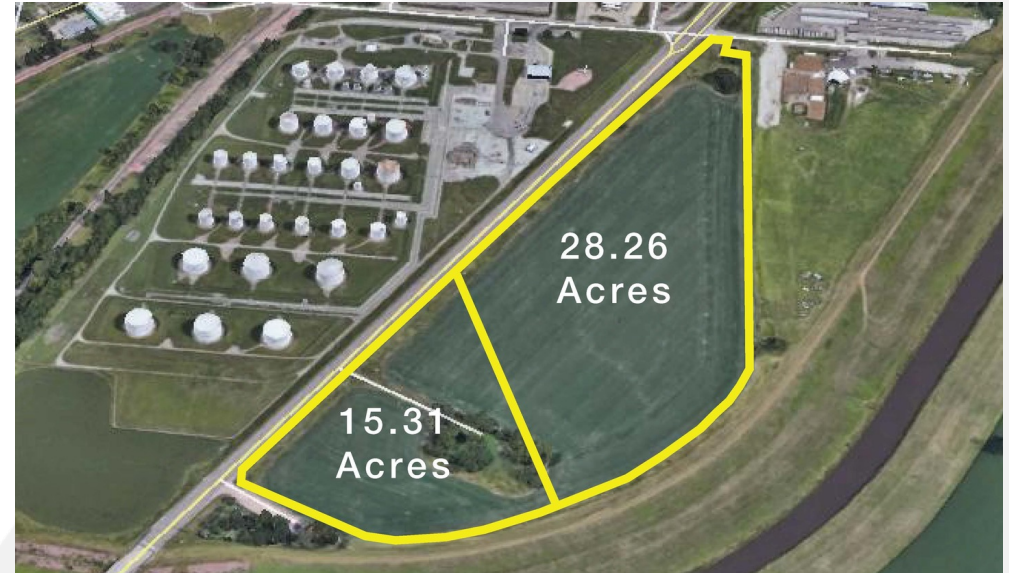
LOT SIZE: 43.58 Acres

ZONING: BP

TRAFFIC COUNT: 7,600

TRAFFIC COUNT STREET: US Business 75

APN: 894711476001 & 894711476701

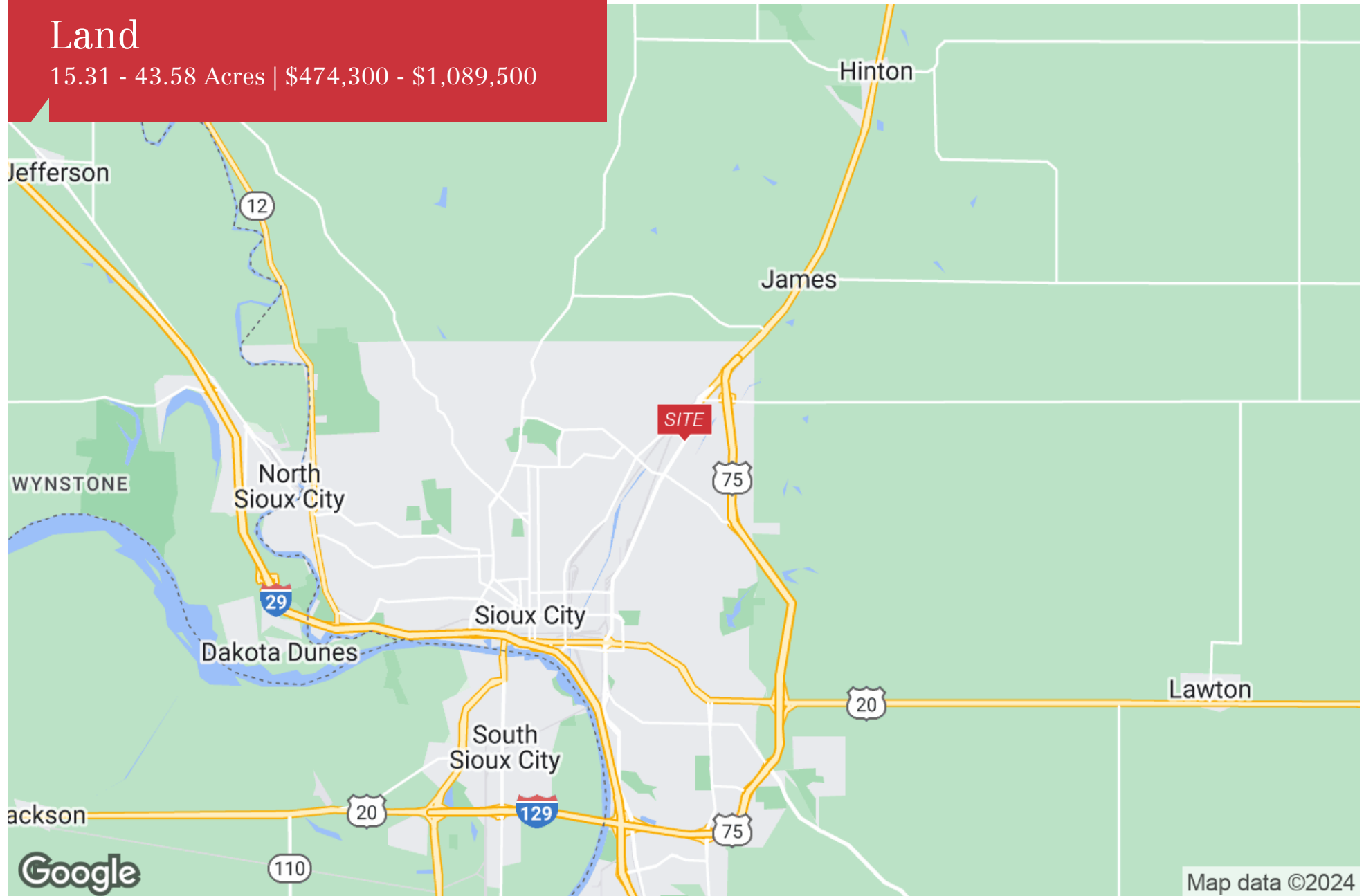


Prime, level industrial land fronting US Business 75 in close proximity to Outer Drive bypass for easy access to metro. The southernmost 15 acres south of the pipeline easement can be sold separately for \$30,000/acre. Protected by Floyd River levee on east boundary. City water line along Hwy 75. Farmstead, basement and septic were demolished and removed in 2010 and filled with sand by Triple D Demolition under supervision of City Inspector.

For Sale

# Land

15.31 - 43.58 Acres | \$474,300 - \$1,089,500





For Sale

# Land

15.31 - 43.58 Acres | \$474,300 - \$1,089,500





For Sale

# Land

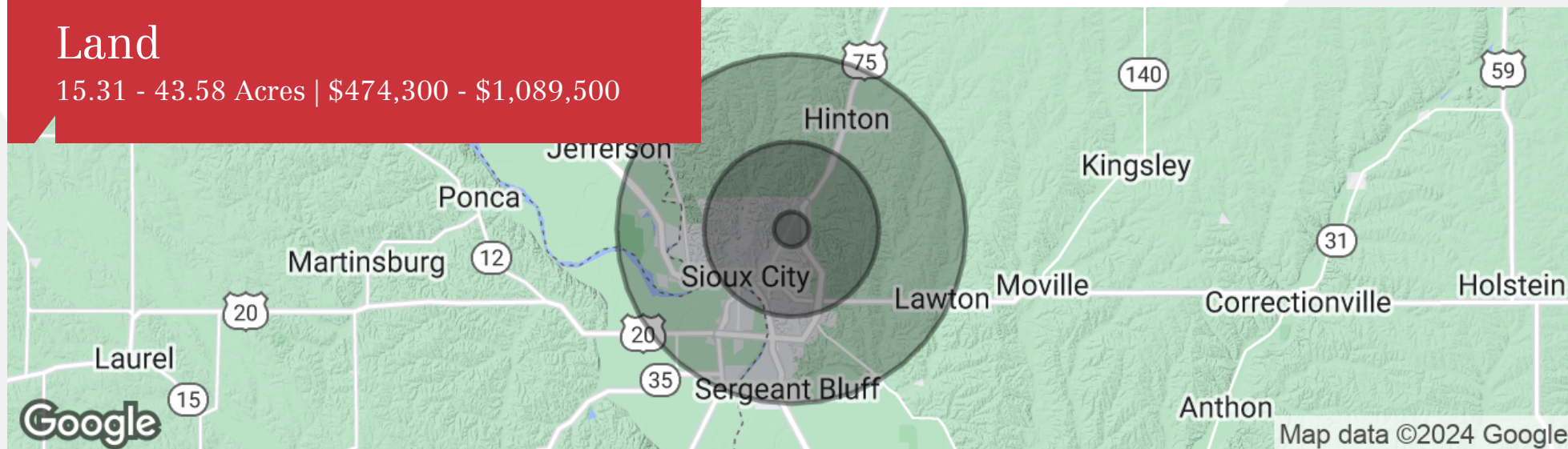
15.31 - 43.58 Acres | \$474,300 - \$1,089,500



For Sale

# Land

15.31 - 43.58 Acres | \$474,300 - \$1,089,500



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	2,192	74,551	143,599
Median Age	38.2	33.9	34.4
Median Age (Male)	37.4	32.6	33.5
Median Age (Female)	39.2	35.3	35.4
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	888	28,574	53,754
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$47,111	\$53,815	\$55,889
Average House Value	\$85,083	\$114,228	\$124,457
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% White	81.9%	80.4%	80.9%
% Black	1.6%	2.8%	2.9%
% Asian	4.2%	3.9%	3.0%
% Hawaiian	0.0%	0.4%	0.2%
% Indian	1.3%	1.5%	2.0%
% Other	8.7%	8.3%	8.6%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% Hispanic	13.3%	16.3%	17.4%

\* Demographic data derived from 2020 ACS - US Census