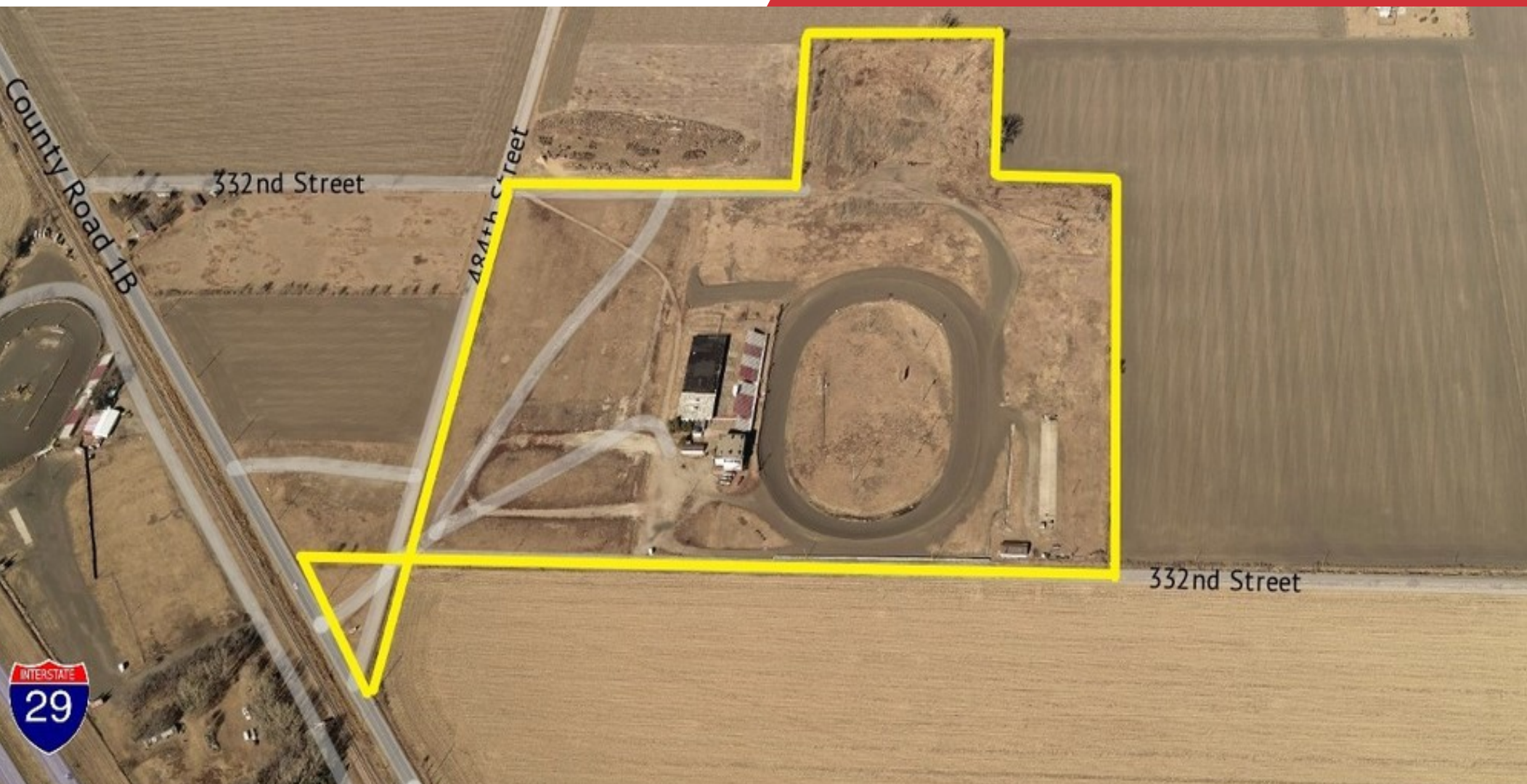


Land

For Sale

Park Jefferson Speedway

48426 332nd St North Sioux City, SD 57049





Property Description

Park Jefferson Speedway priced to allow for demolition of the speedway with re-use of some of the buildings for industrial purposes. However, if a Buyer wanted to continue the use as a speedway, the FF&E could be purchased for an additional amount. High and dry out of the flood plain. Zoned commercial, which includes industrial uses.

Location Description

Halfway between North Sioux City and Jefferson, SD just east of I-29 on SD Hwy 105.

Location Information

Building Name	Park Jefferson Speedway
Street Address	48426 332nd St
City, State, Zip	North Sioux City, SD 57049
County	Union
Sub-market	North Sioux City

Building Information

Building Size	13,559 SF
Year Built	1939
Year Last Renovated	1972



Property Information

Property Type	Land
Property Subtype	Industrial
Zoning	Commercial
Lot Size	58.66 Acres
APN #	17.00.28.3030

Taxes & Valuation

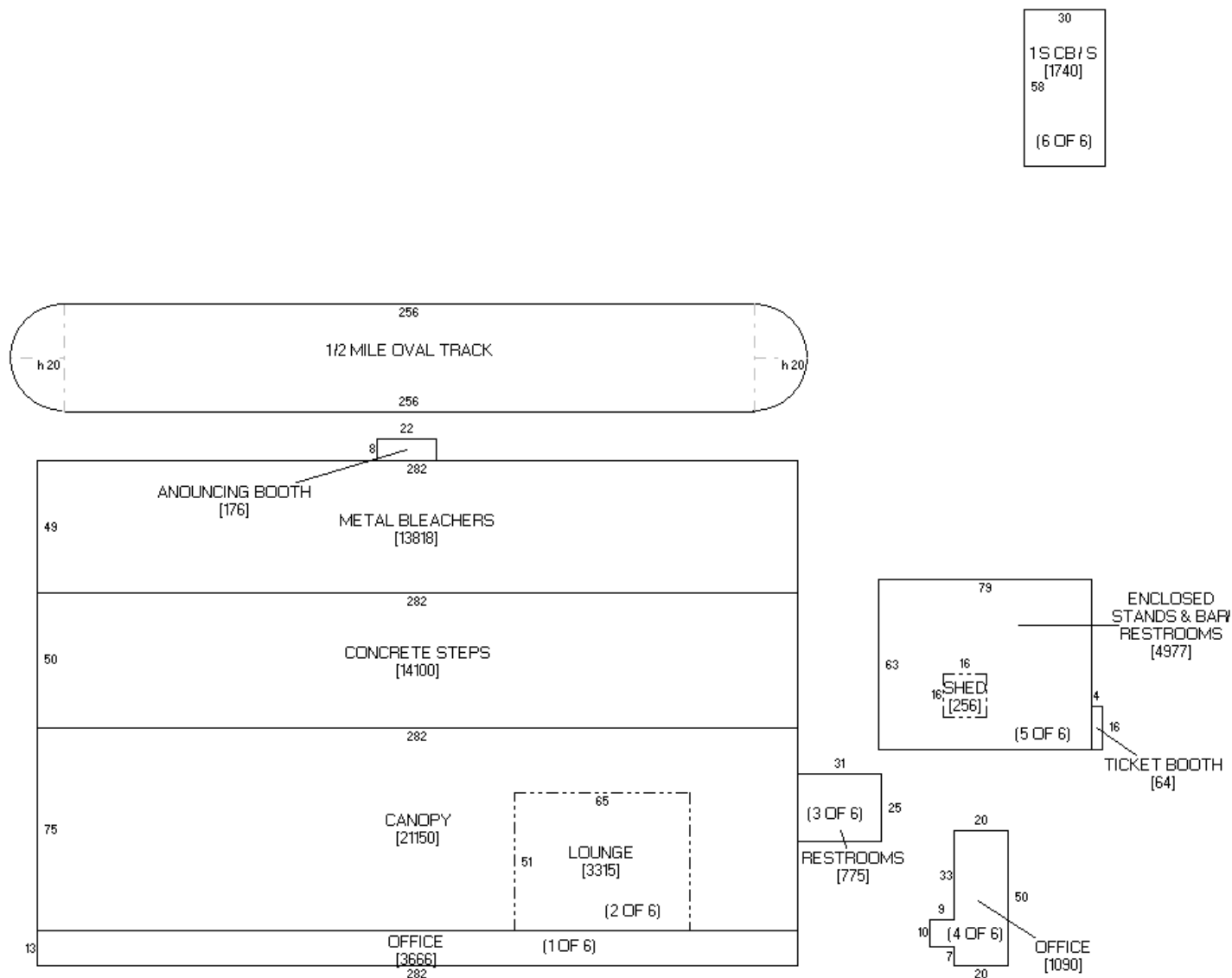
Taxes	\$5,675.80
Assessed Value	\$321,303.00
Foreclosure / Distressed	No



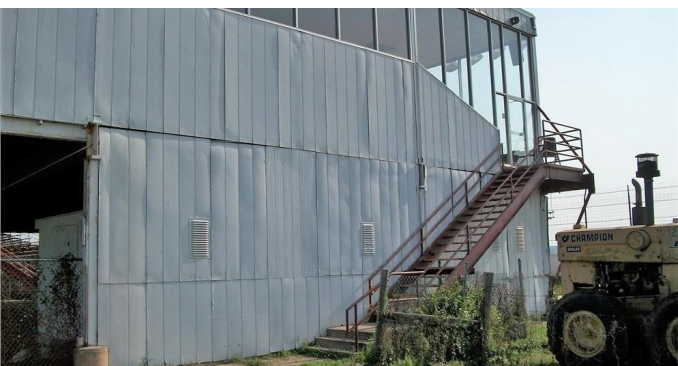
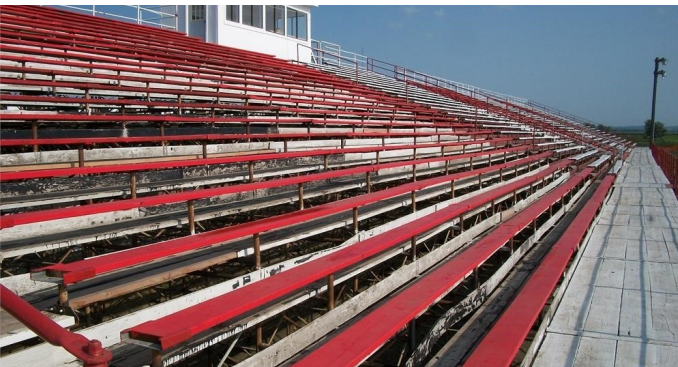








For Sale
| \$435,000
Land



Population	1 Mile	5 Miles	10 Miles
Total Population	255	8,742	73,865
Average Age	39.6	37.6	34.7
Average Age (Male)	37.7	36.5	34.1
Average Age (Female)	40.9	38.4	35.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	105	3,403	27,615
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$98,912	\$77,621	\$62,051
Average House Value	\$204,313	\$172,538	\$152,045

* Demographic data derived from 2020 ACS - US Census

