

Sunnybrook Office Site

For Sale

5460 Sergeant Road Sioux City, IA 51106



2.48 Acres

For Sale

2.48 Acres | \$864,230

Land



Property Description

One of last remaining sites in Sunnybrook, this location is ideal for an office building. Next to Staybridge Suites and across street from Hampton Inn. Sits outside the Target/Lowe's covenants, so a pylon sign visible to bypass is allowed. No hotels allowed.

Location Description

Just off US 75/20 Sunnybrook Exit south of Target and west of Lowe's.

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Location Information

Building Name	Sunnybrook Office Site
Street Address	5460 Sergeant Road
City, State, Zip	Sioux City, IA 51106
County	Woodbury
Market	Sioux City, IA
Sub-market	Mside South
Cross-Streets	Sunnybrook Drive

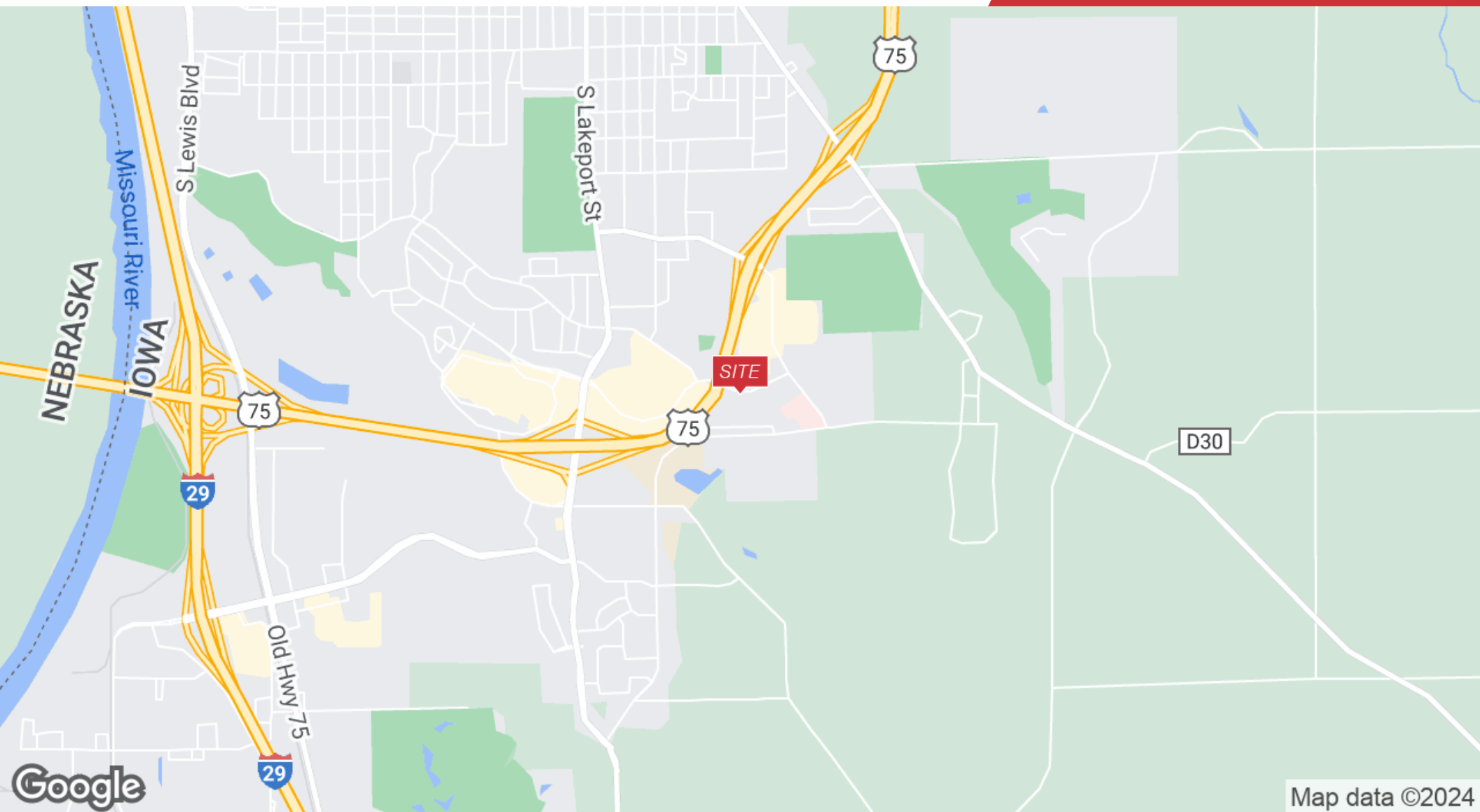
Property Information

Property Type	Land
Property Subtype	Office
Zoning	GC
Lot Size	2.48 Acres
APN #	884708476012
Lot Frontage	354 ft
Lot Depth	250 ft
Traffic Count	5900
Traffic Count Street	Sergeant Road

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Map data ©2024

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Land

Dakota Dunes, SD 57049
712-244-4284

Pretty Penny LLC (Lots 3 & 4)
6551 Kingham Court
Sioux City, IA 51106
712-266-1554

ENGINEER/ARCHITECT
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
Brian K. Mosberger, PE
brian.mosberger@dgr.com
David A. Lamberton, PLS
dave.lamberton@dgr.com

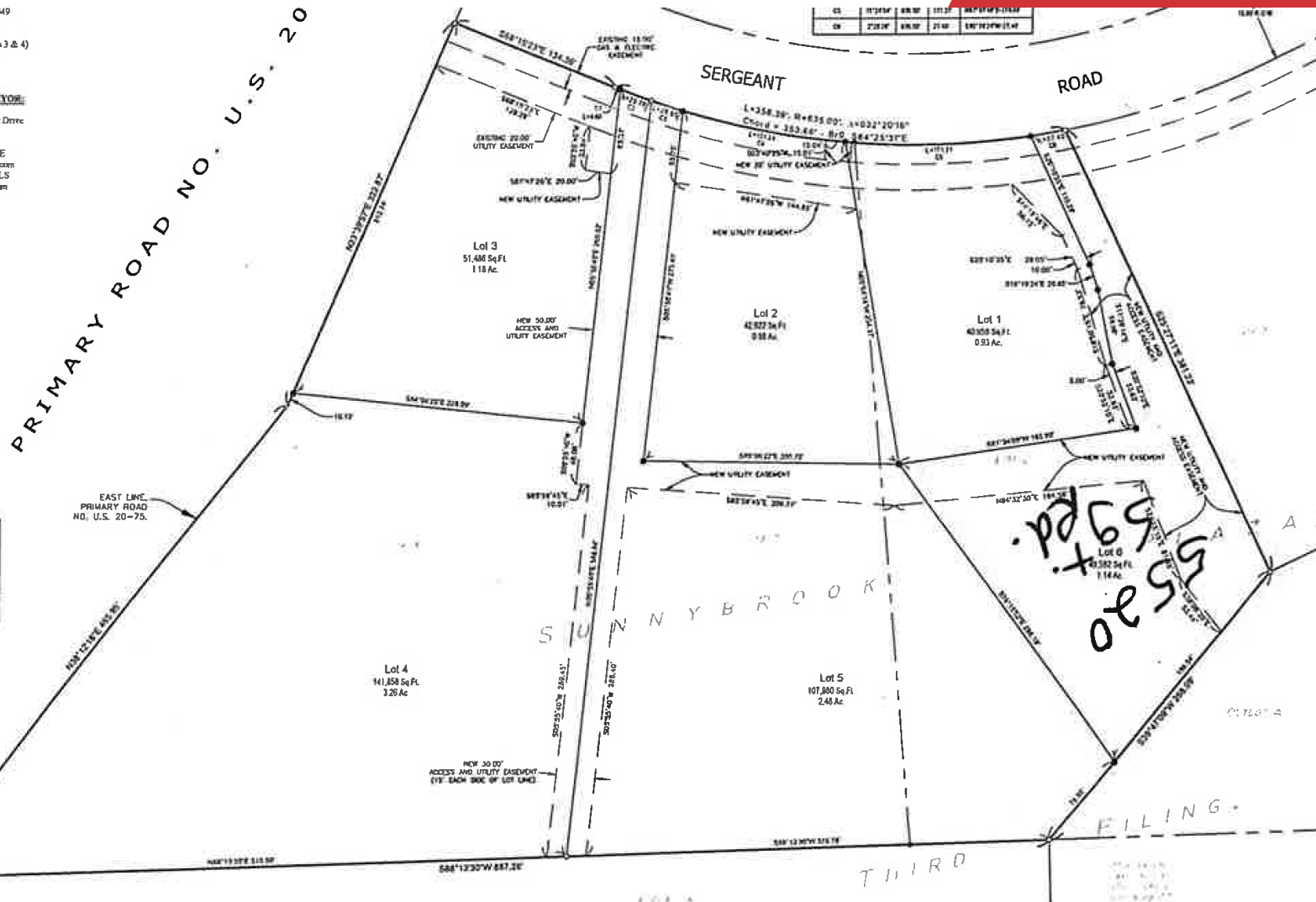
SUBDIVISION:
6 Lots = 9.97 Acres

ZONING:

Manumun Setbacks



LEGEND	
□	FOUND 5/8" REBAR w/ I.D.T. ALUM. CAP
○	FOUND 1/2" REBAR w/ ORANGE CAP #13746
●	SET 1/2"x20" REBAR w/ ORANGE CAP #13746
-H-	HEAVY DUTY DIVISION
-R-	RECORD DIVISION



Plat

SHEET INDEX

DGR Engineering

Date: September 9, 2016

400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,973	23,717	44,115
Average Age	49.8	38.2	36.5
Average Age (Male)	46.3	37.1	35.7
Average Age (Female)	50.6	41.7	38.1

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,327	9,801	17,824
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$95,942	\$78,830	\$74,183
Average House Value	\$367,102	\$197,408	\$205,100

* Demographic data derived from 2020 ACS - US Census

