

Land

For Sale

Sioux Point Road Dakota Dunes, SD 57049





For Sale

1.0 - 3.22 Acres | \$3.00 / SF  
Land



### Property Description

3.22 acre commercial lot can be sold in 1 acre lots in Dakota Dunes, South Dakota's "Medical and Professional Campus". This campus is home to over 30 specialty medical clinics with over 350 medical jobs, including over 60 doctors. This area includes the Siouxland Surgery Center and has become a regional medical hub, drawing patients from a 100-mile radius.

### Location Description

Located off I-29 just 8 minutes north of Sioux City





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## Location Information

Building Name	3.22 Acres   Sioux Point Rd   Commercial Lot
Street Address	Sioux Point Road
City, State, Zip	Dakota Dunes, SD 57049
County	Union
Sub-market	Dakota Dunes

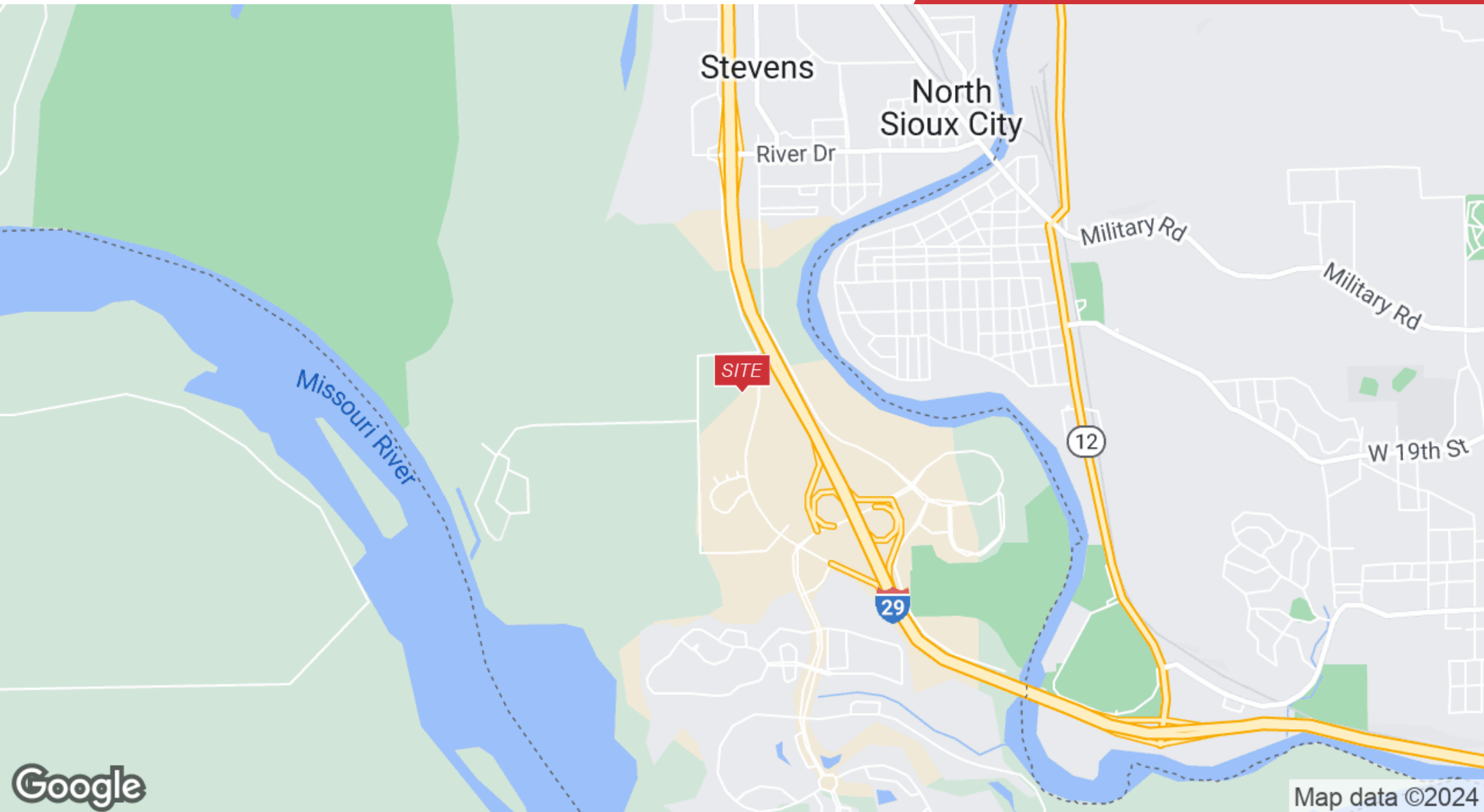
## Property Information

Property Type	Land
Property Subtype	Office
Zoning	Commercial
Lot Size	3.22 Acres
APN #	23.NP.02.TR0J
Traffic Count	3346
Traffic Count Street	Sioux Point Rd



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## Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,812	38,916	109,082
<b>Average Age</b>	38.6	34.5	34.7
<b>Average Age (Male)</b>	35.9	33.6	34.5
<b>Average Age (Female)</b>	44.1	35.8	35.8

## Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	835	16,448	44,817
<b># of Persons per HH</b>	2.2	2.4	2.4
<b>Average HH Income</b>	\$82,032	\$71,436	\$70,667
<b>Average House Value</b>	\$168,847	\$140,838	\$138,400

2020 American Community Survey (ACS)

