

Retail Big Box Site

For Sale

US 75 & Outer, Sioux City, IA 51104



For Sale

37 Acres | \$2.50 / SF

Retail Big Box Site



Property Description

Sioux City's next retail big box site seeking a developer. Perfect site to capture some of Walmart's market share with a 2nd Target or new Costco on the underserved northside! Sioux City IA-NE-SD MSA population is 149,000, but retail trade market pulls from a 350,000 population.

City has blessed the mixed-use concept plan for re-zoning. An active borrow has created a flat site ready for development. Can be purchased with an additional 405 acres for commercial, multi-family and residential developments at a steep discount. All 442 acres are located within a federal Opportunity Zone.

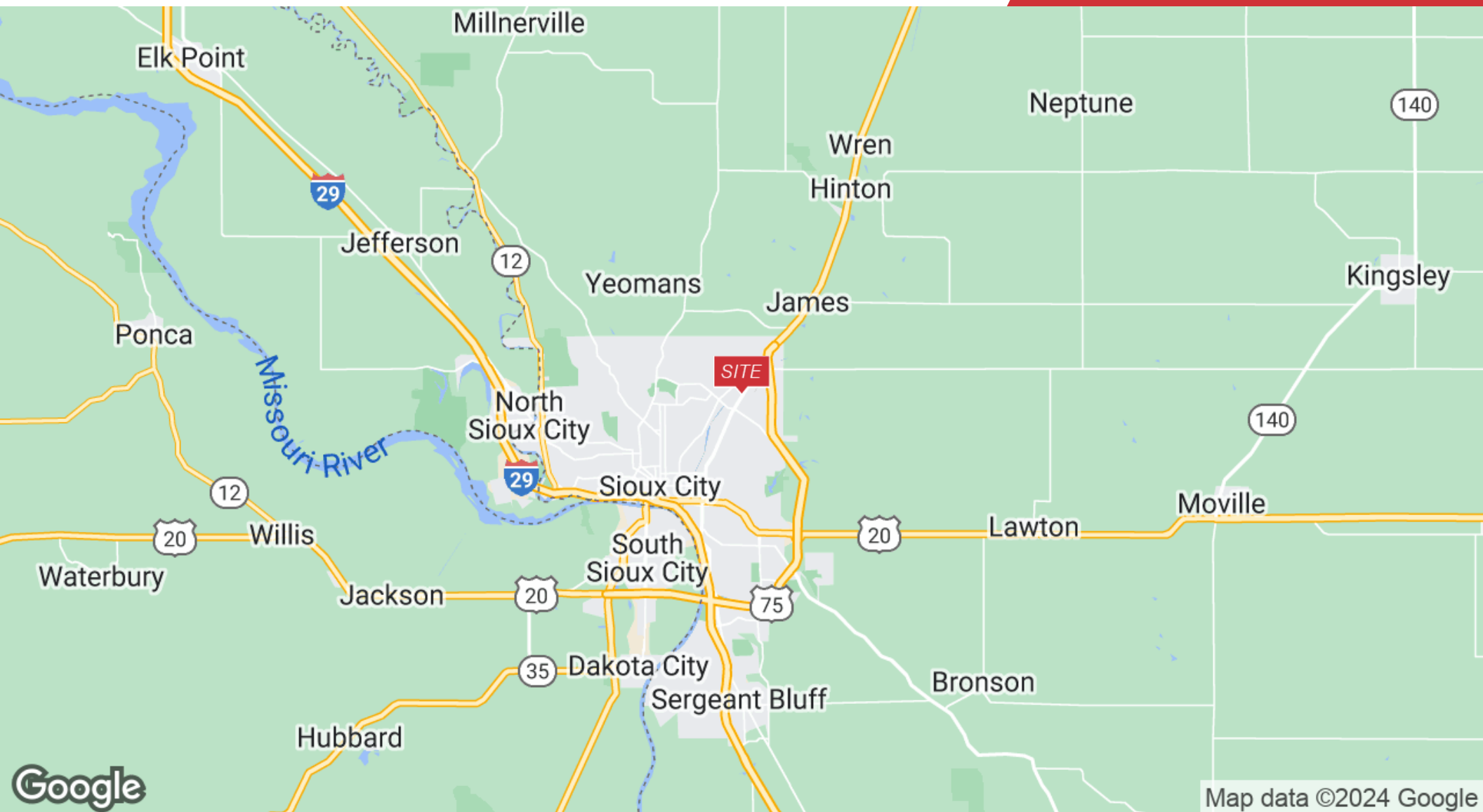
Location Description

NE Corner of US Business 75 & Outer Drive

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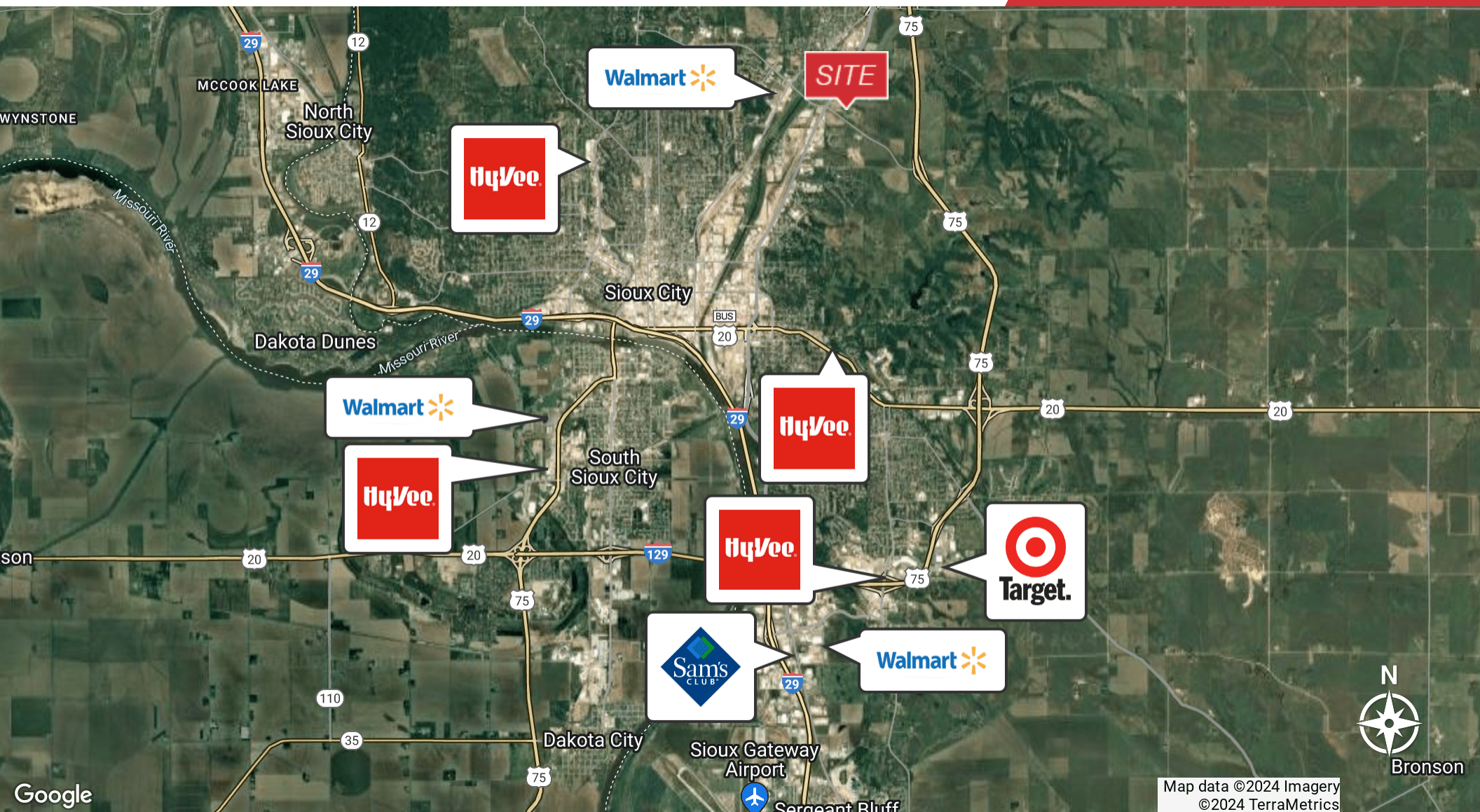
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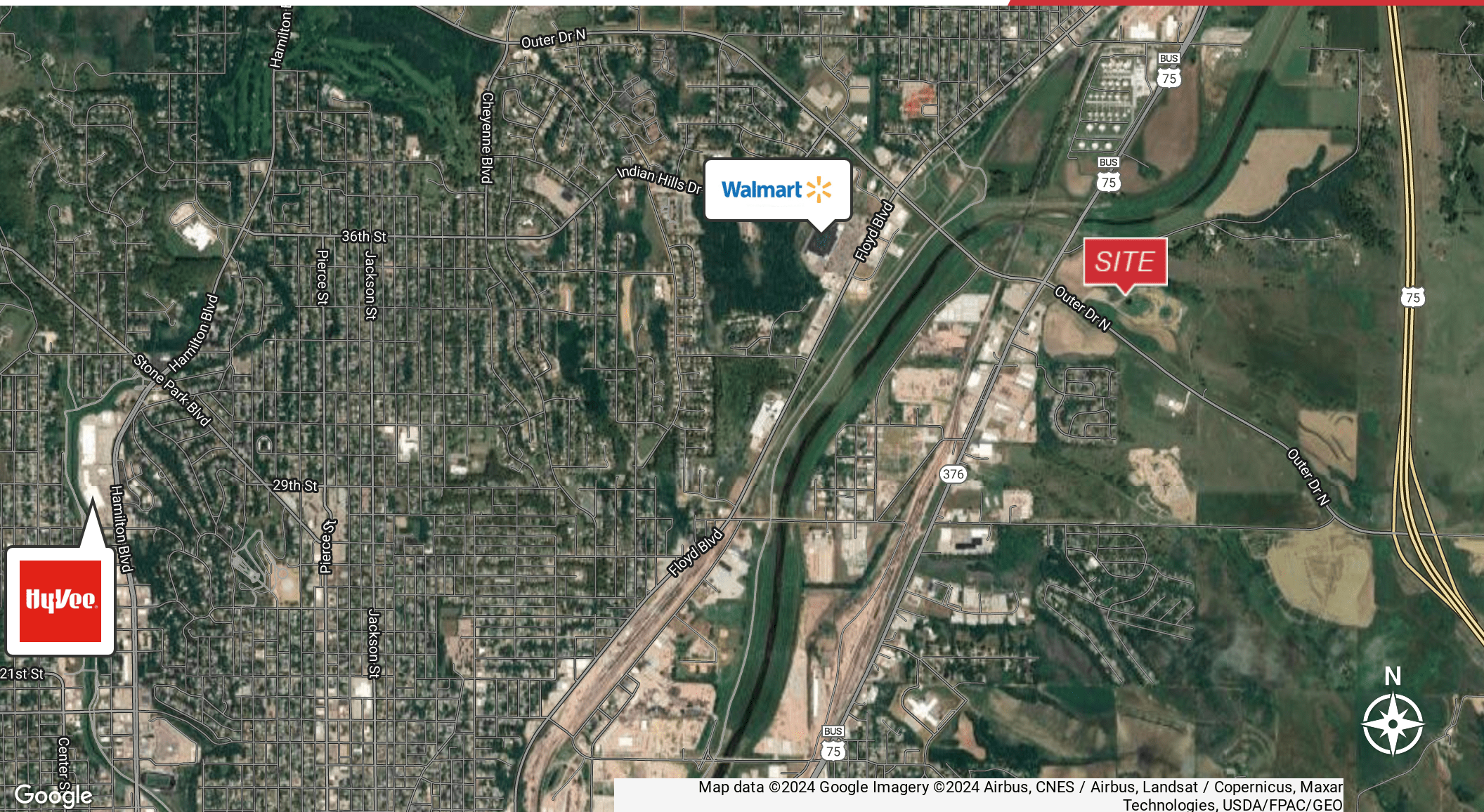
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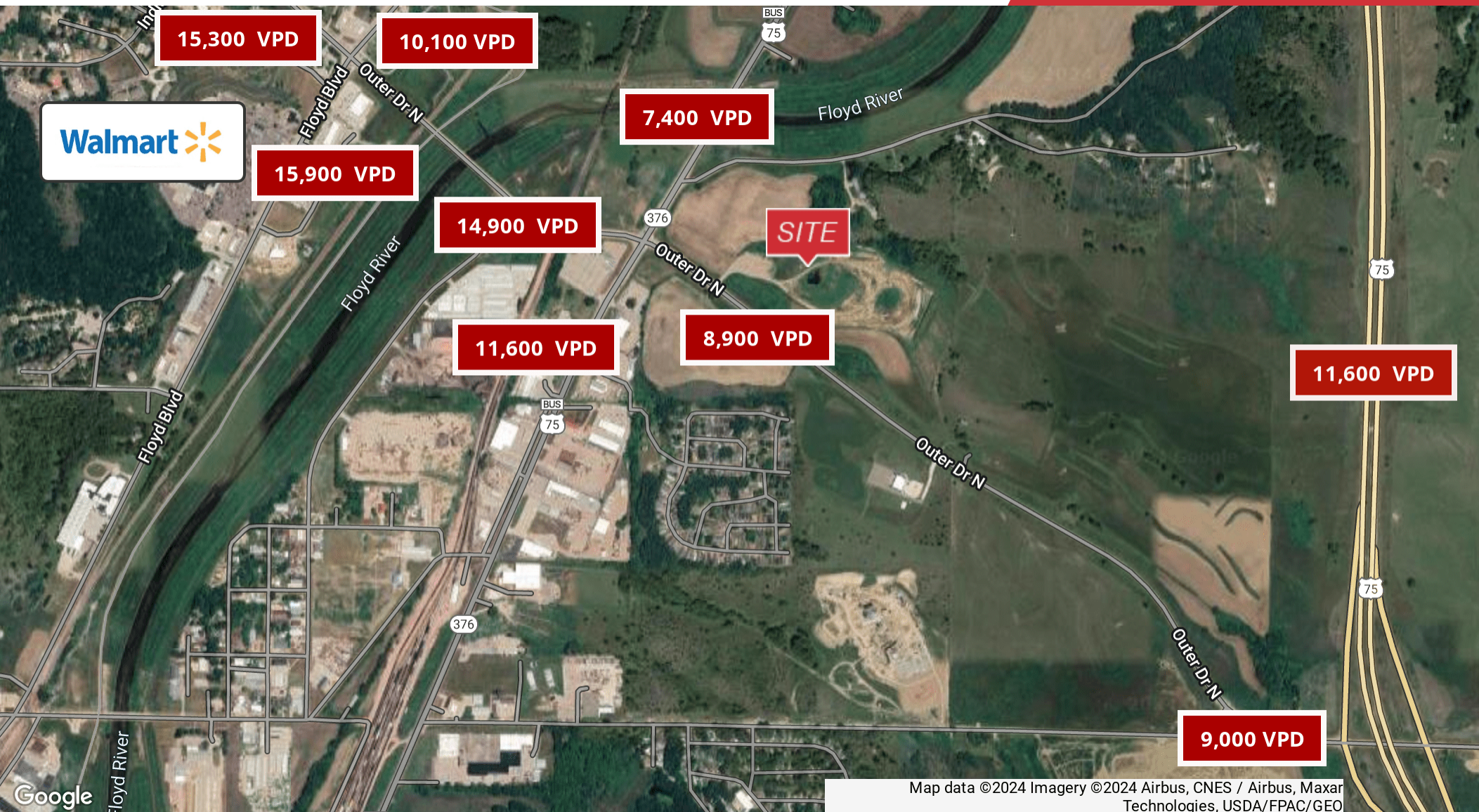
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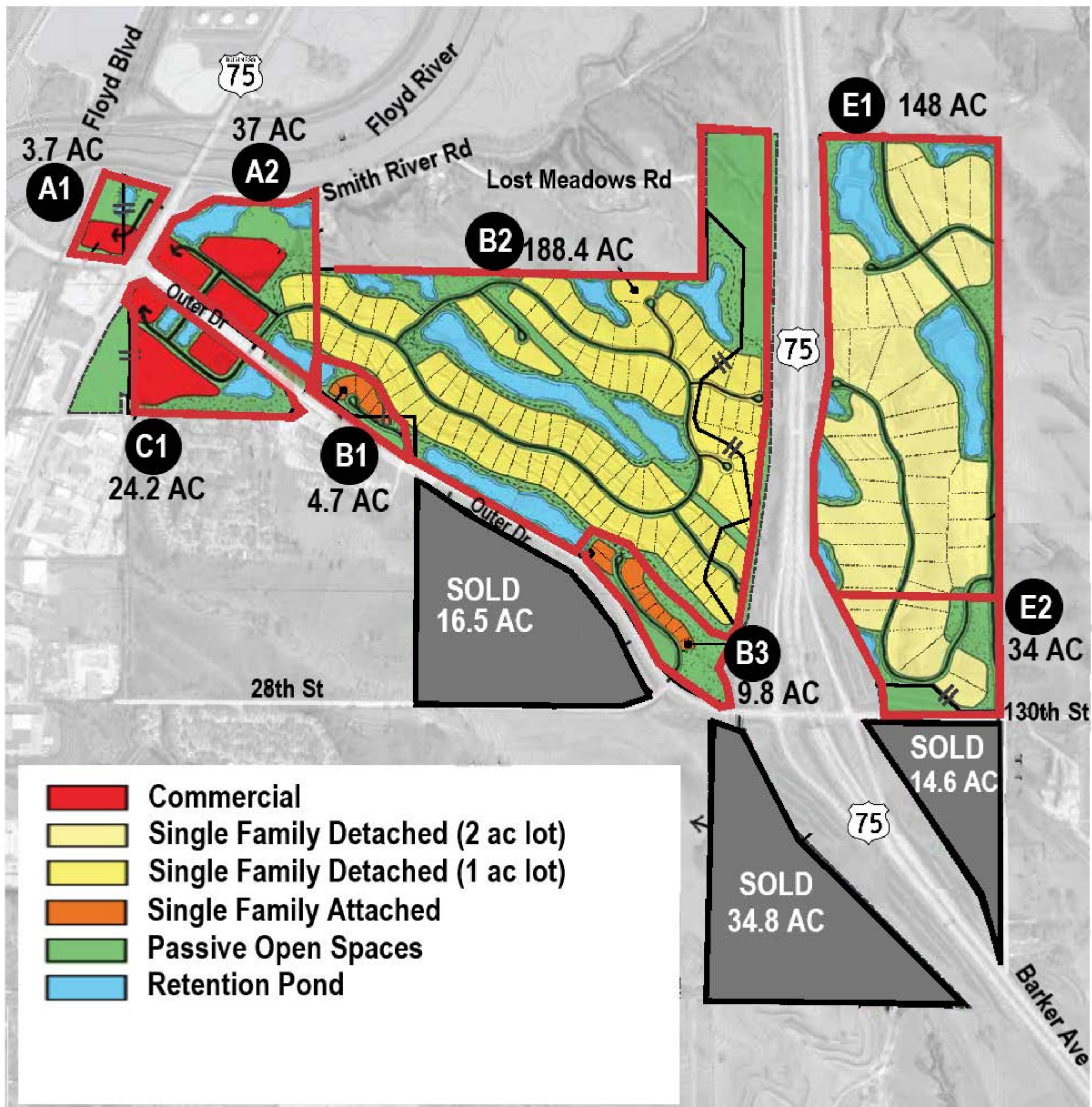


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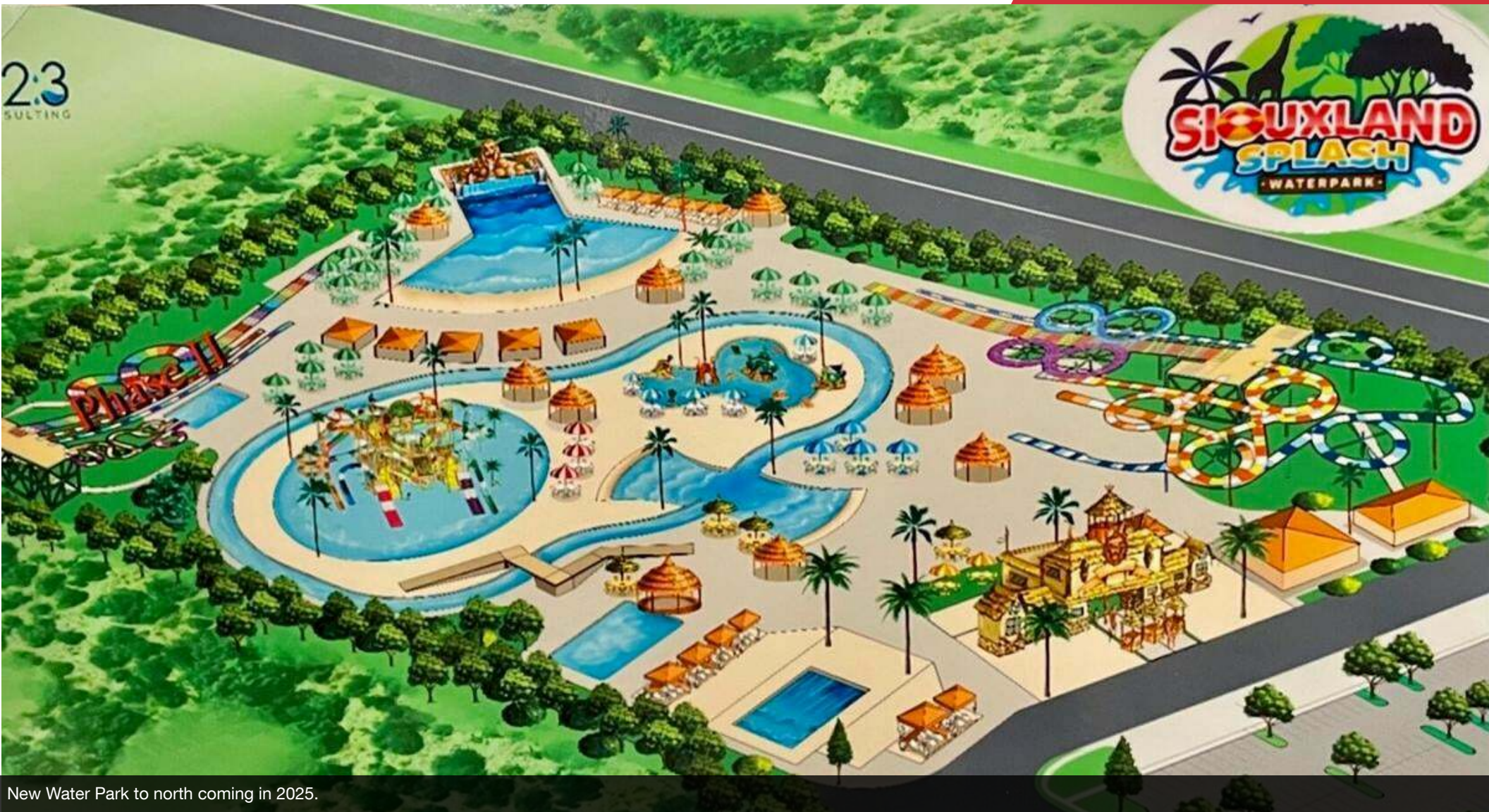
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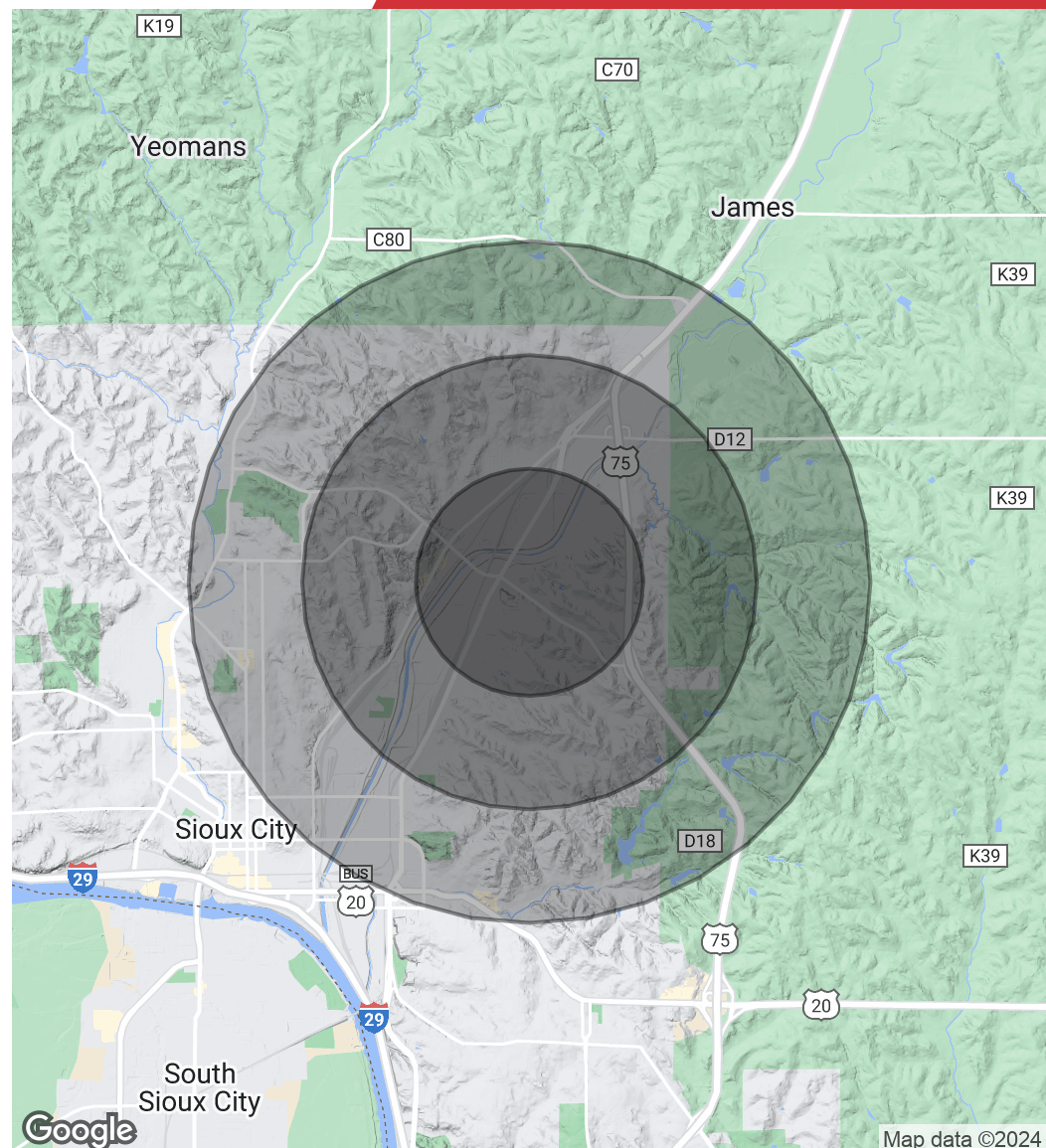
New Water Park to north coming in 2025.

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Population	1 Mile	2 Miles	3 Miles
Total Population	5,403	22,610	38,147
Average Age	37.0	34.0	33.1
Average Age (Male)	32.5	33.9	33.8
Average Age (Female)	38.9	34.3	33.2
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,444	9,079	15,258
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$68,701	\$75,139	\$67,773
Average House Value	\$182,452	\$150,888	\$124,569

2020 American Community Survey (ACS)



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