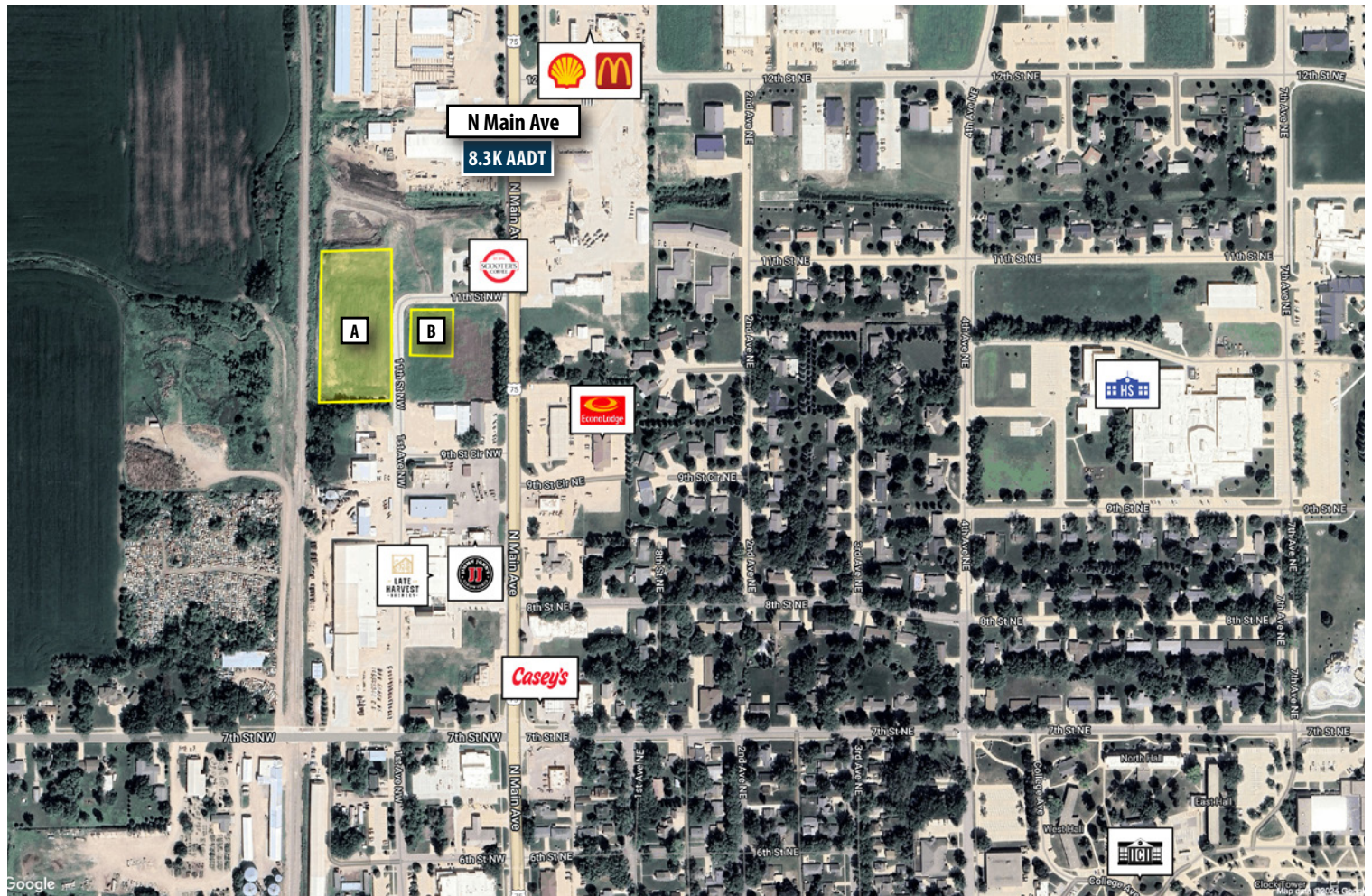


± 3.33 Acre City Owned Development Opportunity

N Main Ave, Sioux Center, Iowa 51250



PROPERTY INFORMATION

- Parcel A - ± 2.83 Acres
- Parcel B - ± 0.5 Acres
- ± 3.33 total acres owned by the city
- Great development opportunities in the heart of Sioux Center's primary retail corridor
- Located near Dordt University (1,600 students), Sioux Center Community Schools, ASB Sports Complex (250,000 visitors), All-Seasons Center and Siouxnami Waterpark (70,000 visitors), and numerous other attractions.
- Close proximity to national retailers and restaurants

CONTACT INFORMATION

Lucas Heiberger

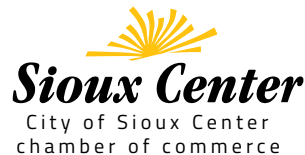
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Sioux Center Chamber of Commerce
Chief Executive Officer
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QUICK FACTS

Population	Community	Primary RTA	Secondary RTA
2024	8,435	40,318	68,636
2029	8,716	41,393	70,081
Income	Community	Primary RTA	Secondary RTA
Average HH	\$110,429	\$103,522	\$101,561
Median HH	\$93,281	\$86,089	\$84,303
Per Capita	\$37,547	\$38,476	\$39,010
Age	Community	Primary RTA	Secondary RTA
Median Age	26.66	33.82	36.18
Average Age	34.20	37.42	38.57

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