

+/- 8.35 Acre Development Opportunity

1375 N Main Ave, Sioux Center, Iowa 51250



PROPERTY INFORMATION

- +/- 8.35 acres available
- Shovel ready development opportunity in the heart of Sioux Center's primary retail corridor
- Shown structures have been scraped
- 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 for pricing

CONTACT INFORMATION

Lucas Heiberger

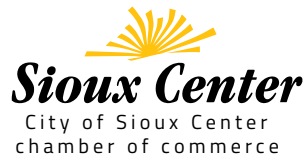
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Barbara Den Herder, IOM

Sioux Center Chamber of Commerce
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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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