

# NEW LISTING

LISTING PRICE \$3,852,000

## 77.04 ACRES +/- WOODBURY COUNTY, IA



SECTION 1 IN LIBERTY TWP

LANDPROZ

SEE WEBSITE FOR MORE INFORMATION - #2010 FARM

### PROPERTY DESCRIPTION

77.04 +/- acres of prime industrial development near the southern edge of Sioux City, IA. The Southbridge Business Park south of Sioux City is the Upper Midwest's premier location for large-scale industrial and commercial projects. Large investments have been made by the city in infrastructure to support the park, including a new, high capacity water plant, an electrical substation, a brand-new rail yard, and ever-expanding paved streets.

With a rapidly growing community nearby, a newly constructed school in Sergeant Bluff, IA, and the Sioux Gateway Airport in close-proximity, this city welcomes your new business!

### PROPERTY FEATURES

- 77.04 +/- Deeded Acres
- Prime large scale industrial development land
- Address: TBD 225th Street, Sergeant Bluff IA
- Located in the Southbridge Business Park - zoned General Industrial (GI)
- Newly constructed water plant & electric substation in the Southbridge Park
- New rail yard with unit-load out capability nearby
- CSR2 of 73.2
- 3 miles to downtown Sioux City, IA
- 1 mile to Sergeant Bluff, IA
- Real Estate Taxes \$1,330/\$1368



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