

# PRIME COMMERCIAL LOT

2930 Gordon Dr, Sioux City, IA 51105

## LOT FOR SALE



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Sioux City, Iowa. This 0.37 Acre lot is ideal for a variety of retail or commercial uses. Zoned GC along Sioux City's main commercial strip it provides flexibility for retail-pad development, catering to diverse consumer needs. This property presents a strategic location for capturing local market demand and maximizing business potential. With its prime features and strategic positioning, this property is a compelling choice for land or retail-pad investment in Sioux City.

### PROPERTY HIGHLIGHTS

- 0.37 Acre Lot
- Zoned General Commercial
- Located along Sioux City's main commercial strip

### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.37 Acres



ACCESS Commercial, LLC

**AMBER OLSON**

Senior Broker Associate  
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**KIRK HANSON**

Principal  
402.616.2580  
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## OVERVIEW



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## SITE PLAN



ACCESS Commercial, LLC

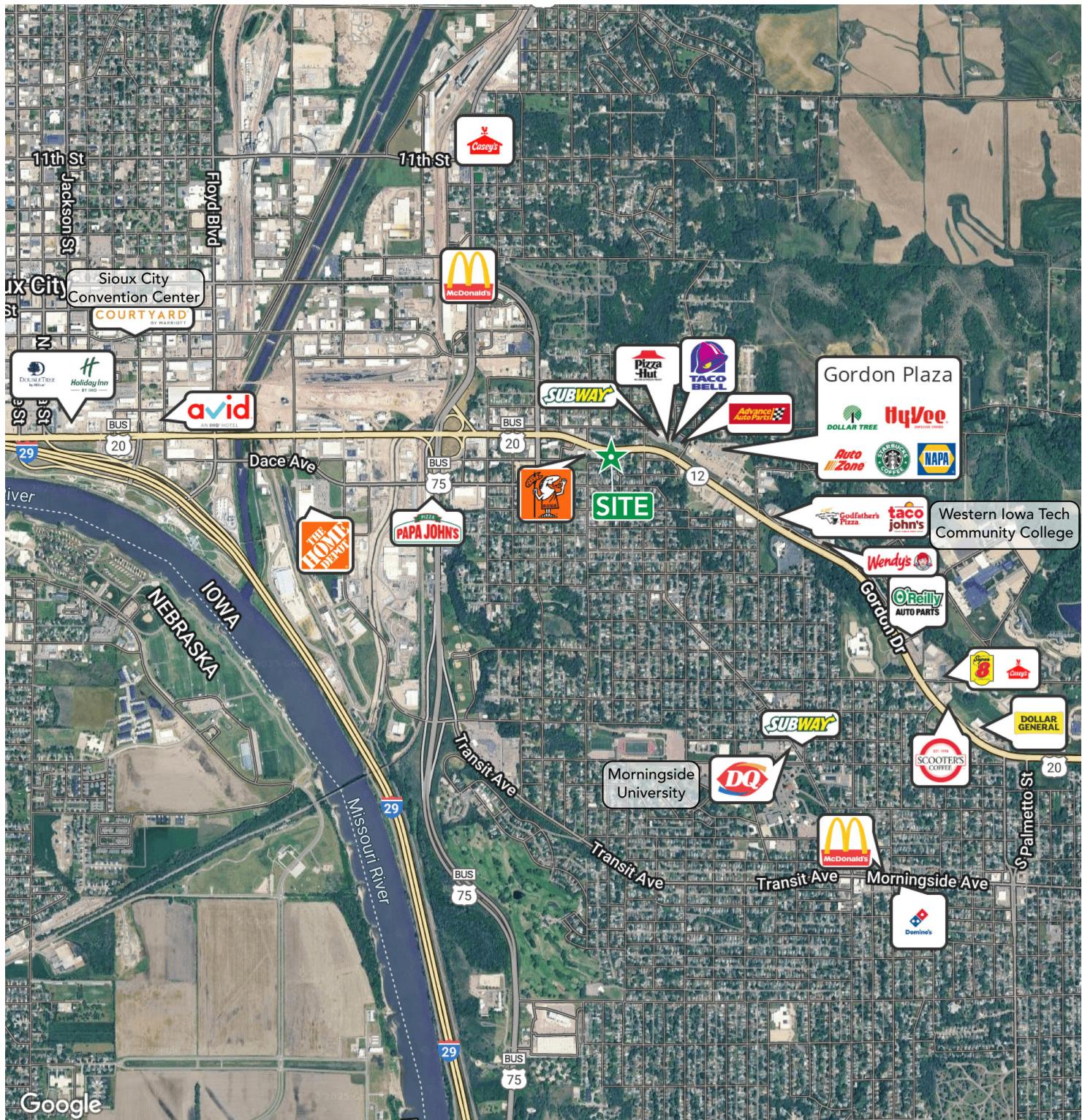
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## RETAIL MAP



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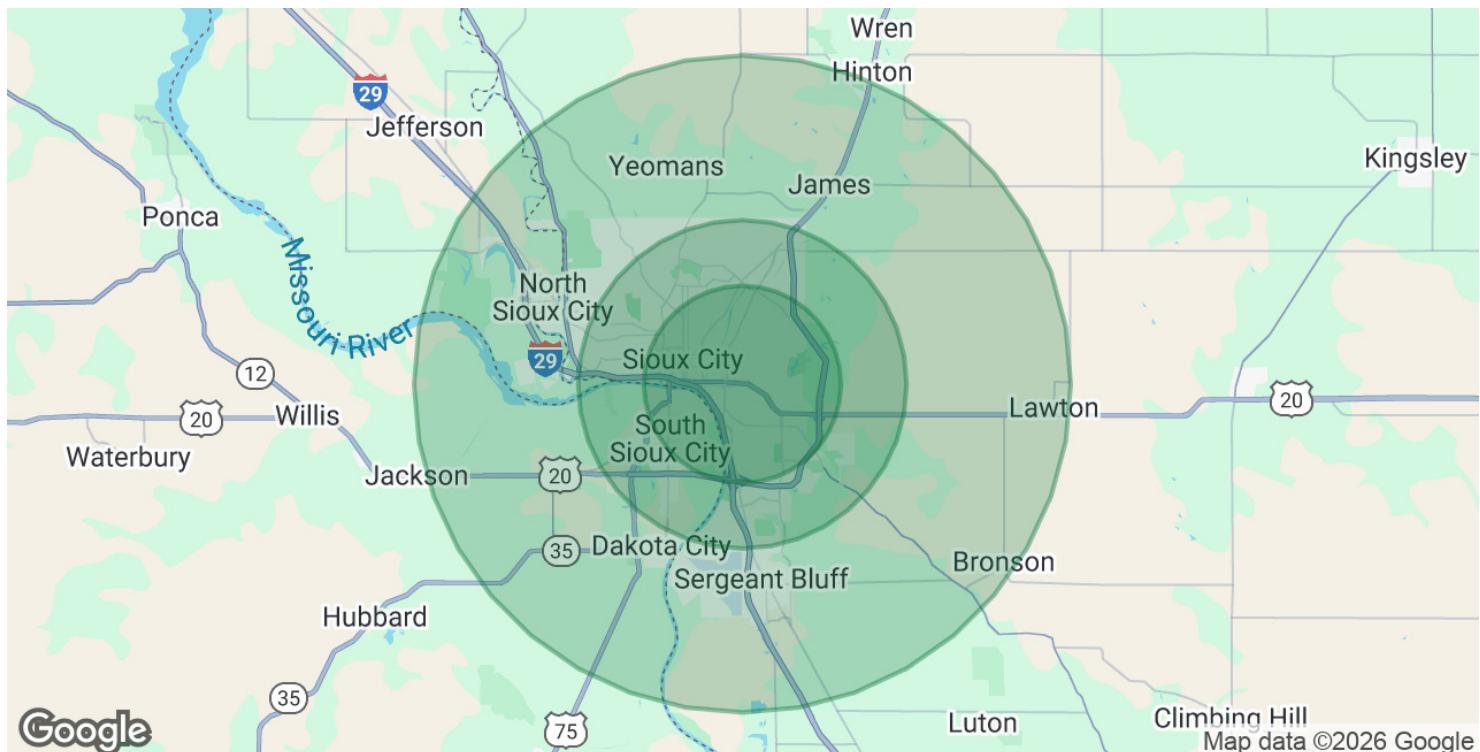
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## DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,750	98,850	124,651
Daytime Population	65,541	96,637	122,681
Employees in Area	32,865	51,930	66,236

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,829	36,348	45,951
Average HH Income	\$77,809	\$83,570	\$91,446
Median HH Income	54,027	68,829	75,298

Demographics data derived from AlphaMap



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## LISTING TEAM



**AMBER OLSON**

Senior Broker Associate

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Direct: 402.618.5523

### PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

### RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE
- Ace Hardware - Shadow Lake, Papillion, NE
- Barnes & Nobles - Shadow Lake, Papillion, NE



**KIRK HANSON**

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

### PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

### RECENT TRANSACTIONS

- Sierra - Council Bluffs, IA
- Ross Dress for Less - Council Bluffs, IA
- Homegoods - Council Bluffs, IA

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