



# AmericInn by Wyndham

4230 S LEWIS BLVD • SIOUX CITY, IOWA 51106 • RENOVATED 2025

<b>57</b> ROOMS	<b>2</b> STORIES	<b>1.60 AC</b> LAND AREA	<b>32,118</b> BUILDING SF	<b>I-29</b> CORRIDOR	<b>165K+</b> METRO POP.
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## INVESTMENT OVERVIEW

Completely renovated 57-room midscale hotel and the only midscale-classified property among the Singing Hills Boulevard corridor hotels. Located directly off the I-29 corridor, surrounded by national retailers, minutes from Sioux Gateway Airport and two major universities, serving a tri-state metro population of over 165,000.

## PROPERTY HIGHLIGHTS

- **Major Renovated 2025** — all PIP items completed — very Minimal Buyer's PIP expected
- **I-29 Corridor** — primary interstate linking Omaha to Sioux Falls
- **National Retailers** — Love's Travel Stop, Sam's Club, Walmart, Wendy's, Taco Bell adjacent
- **Amenities** — pool, complimentary breakfast, business center, WiFi, 59 parking spaces
- **Sioux Gateway Airport** — commercial air service minutes away; supports corporate & government travel
- **Universities** — Western Iowa Tech CC & Briar Cliff University drive academic and athletic travel
- **Zoning** — Hotel zoning in Woodbury County; protects operating use
- **Brand** — AmericInn by Wyndham Hotels & Resorts (franchise)
- **Owner-Operator** — ideally sized for hands-on management

## MARKET

Midscale & Economy supply actively contracting across the Iowa West Area submarket with zero new midscale rooms in the pipeline. Siouxland MSA ranked #1 for economic development in its population category (Site Selection, 2025).



## KEY DEMAND DRIVERS

**Tyson Fresh Meats**  
4,500 employees

**MercyOne Siouxland**  
1,562 employees

**185th Air Refueling Wing**  
1,400 members

**Sioux Gateway Airport Commercial Air Service**

**Briar Cliff University**  
Academic & Athletic Travel

**Seaboard Triumph Foods** 2,400 employees

**UnityPoint Health**  
1,450 employees

**Bomgaars Corporate** 2,100 employees

**Western Iowa Tech CC**  
Academic & Athletic Travel

**Cargill / Smithfield / Sabre Agri & Manufacturing**

