

# Pathways Preschool

## \$995,000

109 N 23<sup>RD</sup> ST, DAKOTA CITY, NE



**BUSINESS & REAL ESTATE  
INCLUDED IN SALE**



**CALL TODAY!**  
**KJ 712-251-9905**  
**JENNIFER**  
**712-266-5972**

**PROPERTY PROS**  
*Group*

CENTURY 21  
COMMERCIAL  
ProLink  
Century 21 ProLink  
1114 4th Street, Sioux City, IA 51101



# SAFE & SECURE GROUNDS



## GREAT LOCATION

BLOCKS FROM HWY 77 & HWY 20

## PROFITABLE

BIG POTENTIAL WITH ROOM TO GROW

## PERFECT SIZE



3,200 SF, 1.14 ACRES, SPACE TO EXPAND

## PATHYWAYS PRESCHOOL

- PRISTINE BUILDING
- GREAT SCHOOL LAYOUT
- 3 SPACIOUS CLASSROOMS, EACH WITH SAFETY EXITS
- LARGE FLEX-SPACE, MULTIPLE USE
- COMMERCIAL-GRADE KITCHEN
- LARGE OUTDOOR PLAYGROUND



KJ WINGERT, CCIM, CIN  
JENNIFER ROSE BASS,  
MBA, CCIM, CIN  
LICENSED IN IA, NE & SD

 [kjwingert@c21prolink.com](mailto:kjwingert@c21prolink.com)  
 [jennifer@c21prolink.com](mailto:jennifer@c21prolink.com)  
 [www.propertyprosgroup.com](http://www.propertyprosgroup.com)

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# INVITING CLASSROOMS



**WARM AND  
WELCOMING  
RECEPTION AREA**



**FF&E INCLUDED  
EXTENSIVE ASSET  
LIST**



**LARGE STORAGE  
WITH SEASONAL  
INCOME**



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 [kjwingert@c21prolink.com](mailto:kjwingert@c21prolink.com)  
 [jennifer@c21prolink.com](mailto:jennifer@c21prolink.com)  
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# SIouxLAND STATS

## Number 1 ELEVEN Times

#1 Metro for Economic Development  
with Population of 200,000 or less.



SITeselection

2007 #1  
2008 #1  
2012 #1  
2013 #1  
2015 #1  
2016 #1  
2017 #1  
2019 #1  
2020 #1  
2021 #1  
2022 #1

### AT A GLANCE

#### METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

**SIoux CITY METRO 173,226**

#### HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

### NATIONAL RECOGNITIONS

SIoux CITY RANKED #7  
MOST LIVABLE SMALL CITY IN THE U.S.

smartasset™

SIoux CITY RANKED #5  
MOST AFFORDABLE TRENDY  
CITIES WHERE YOU CAN STILL BUY A HOME

SITeselection

SIoux CITY METRO RANKED #1  
ECONOMIC DEVELOPMENT PROJECTS  
FOR POPULATION UNDER 200,000

realtor.com

### TOP EMPLOYERS



UnityPoint Health

### MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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