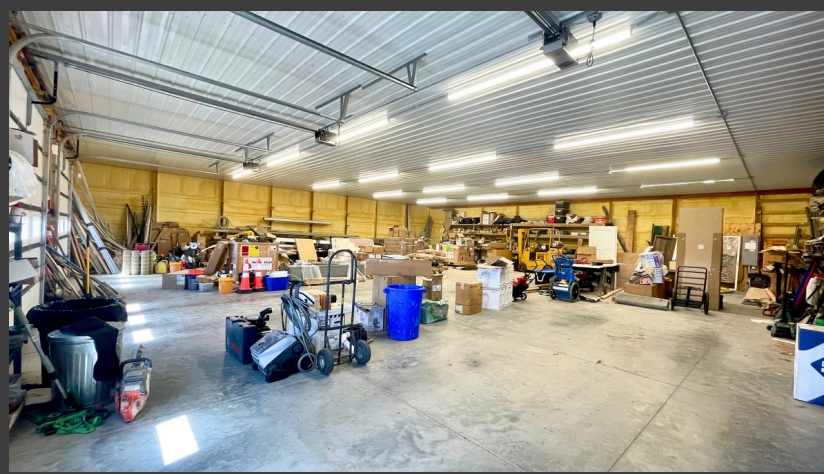


501 Prosperity Way \$625,000

FLYNN BUSINESS PARK - NORTH SIOUX CITY, SD



**OFFICE & WAREHOUSE PROPERTY
FOR SALE**



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MOVE IN READY



GREAT LOCATION

FLYNN BUSINESS PARK

PERFECT SIZE

OFFICE & WAREHOUSE SPACE

FULL KITCHEN



DISHWASHER & STOVE INCLUDED

501 PROSPERITY WAY

- 6,240 SF INDUSTRIAL BUILDING
 - 2,400 SF OFFICE
 - 3,840 SF WAREHOUSE
- 4 OFFICES, 3 WORK STATIONS
- TOP-NOTCH FINISHES
- 3 - 10X10 OVERHEAD DOORS
- 3 PHASE POWER
- INFLOOR HEATING THROUGHOUT

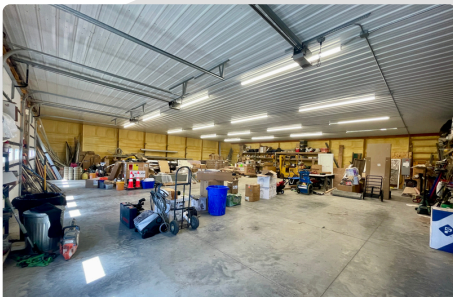


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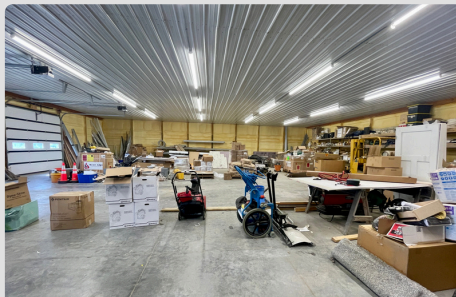
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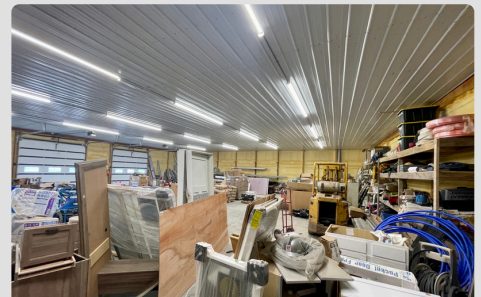
GREAT WAREHOUSE



**3 - 10X10
OVERHEAD DOORS**



**3 PHASE POWER &
INFLOOR HEAT**



**3,840 SF
60 X 64 FT**



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SIouxLAND STATS

Number 1 ELEVEN Times

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



The Siouxland
Initiative

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



MEDIAN INCOME

2020 HOUSEHOLD

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



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