

CORNER LOT FOR SALE

1031 Morningside Ave, Sioux City, IA 51106

LAND FOR SALE



PROPERTY DESCRIPTION

Corner lot strategically located between nearby Western Iowa Tech Community College and Morningside University. Along with nearby attractions such as the Sioux City Art Center and Cone Park offering high traffic and creating an attractive environment for potential occupants.

PROPERTY HIGHLIGHTS

- Zoned Suburban Commercial
- Prime Sioux City location
- Located near 2 higher education centers

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.29 Acres



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate
402.618.5523
amber@accesscommercial.com

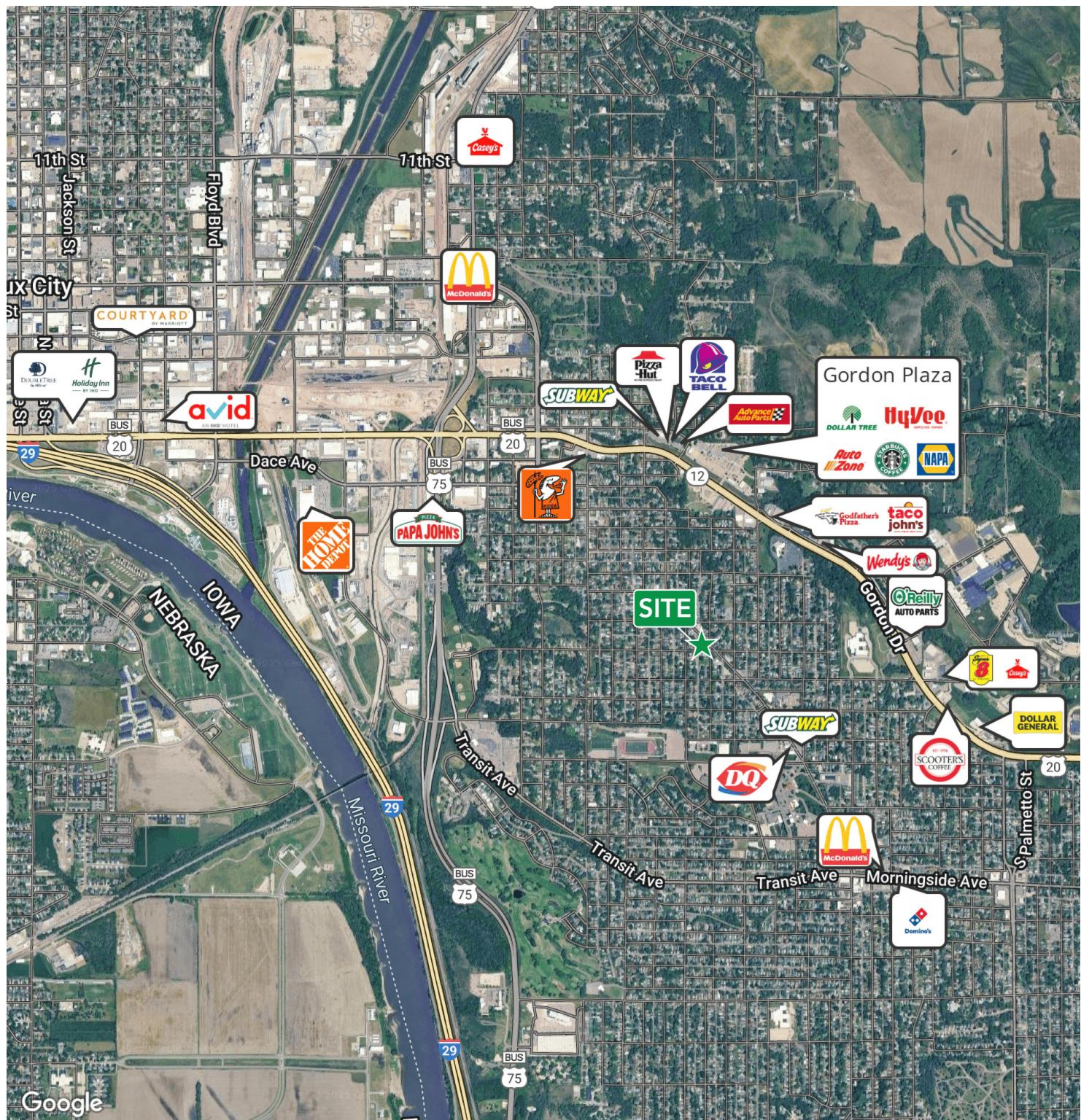
KIRK HANSON

Principal
402.616.2580
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RETAIL MAP



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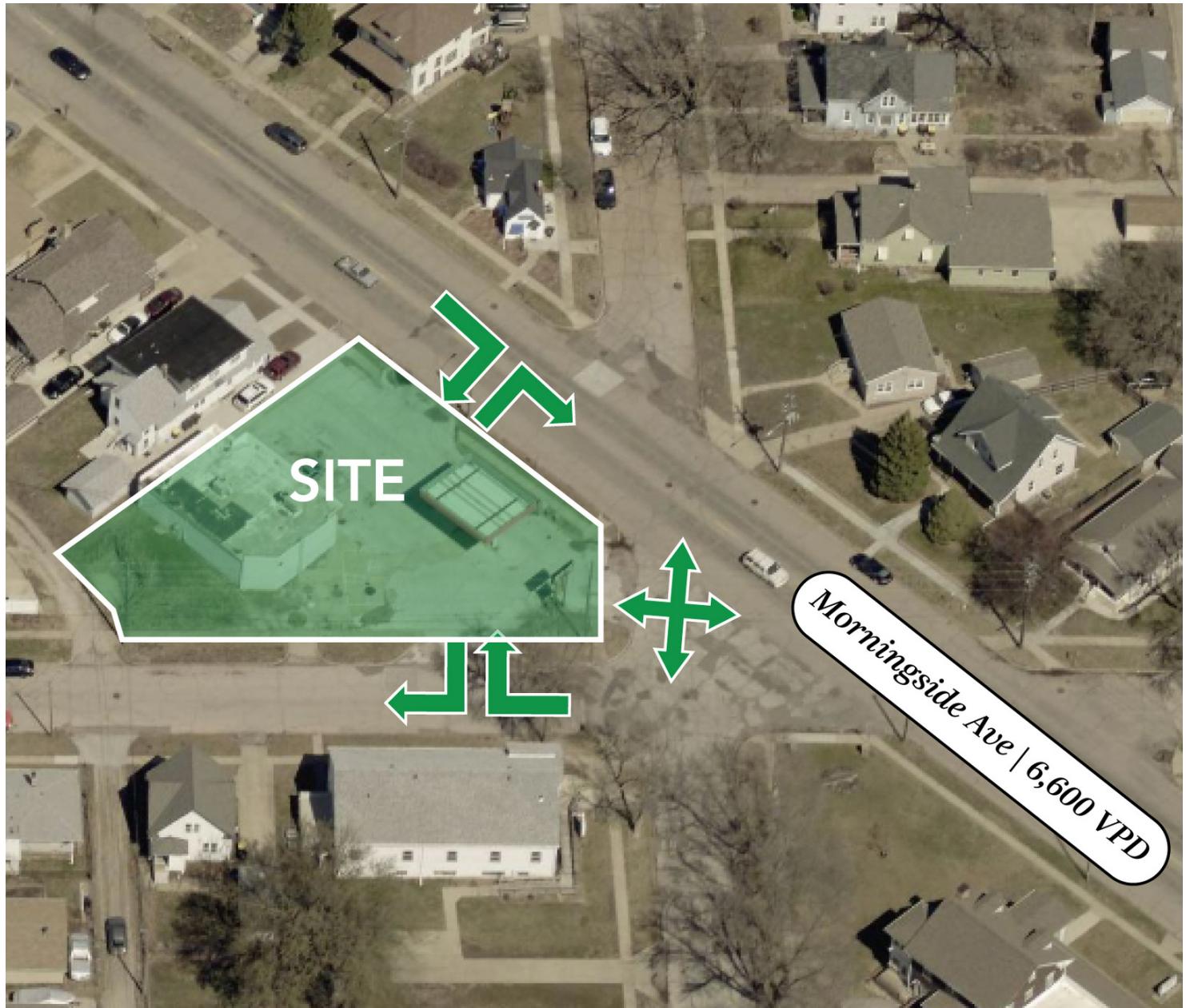
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LOCAL AERIAL



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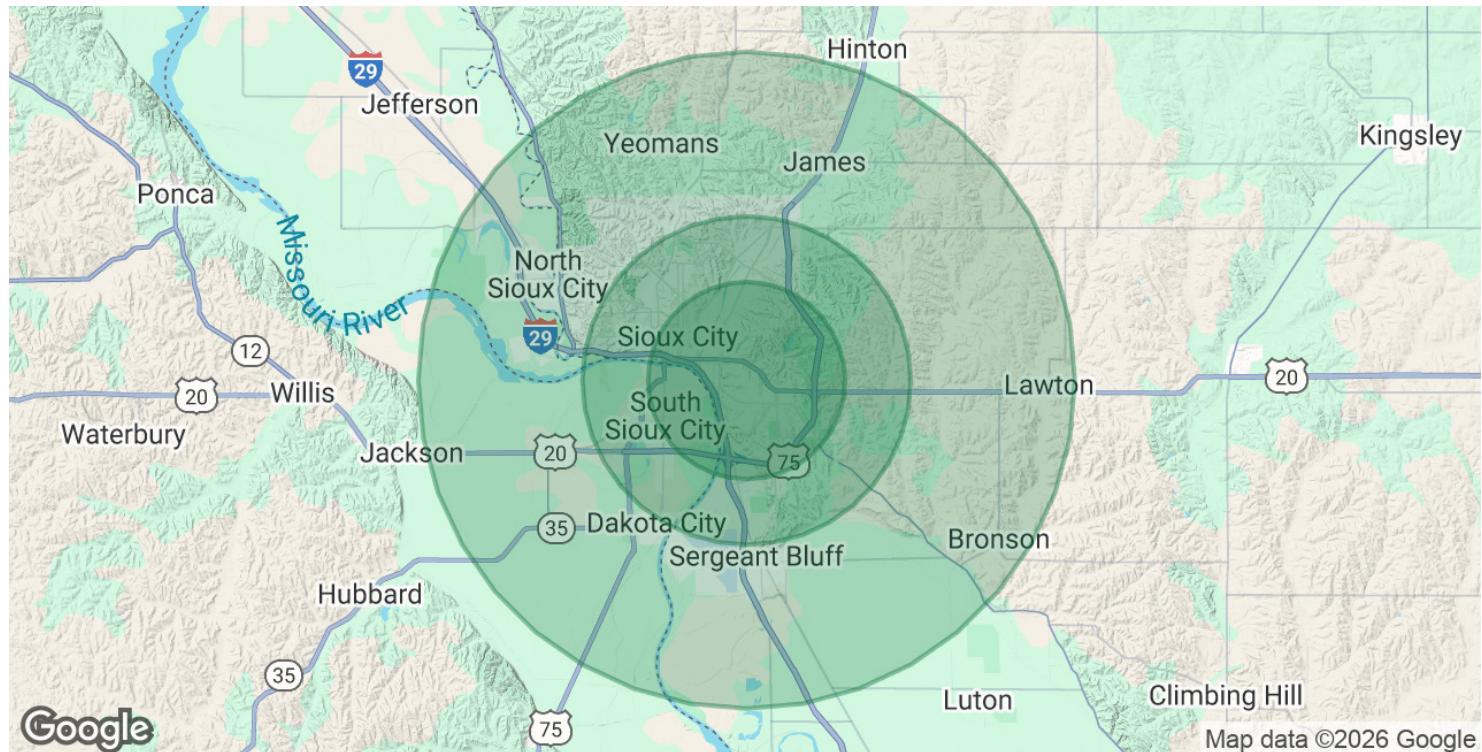
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DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	54,468	93,927	123,387
Daytime Population	58,617	95,481	122,413
Employees in Area	28,519	49,270	65,579

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,993	34,452	45,479
Average HH Income	\$79,261	\$82,053	\$91,117
Median HH Income	\$65,827	\$67,391	\$75,020

Demographics data derived from AlphaMap



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LISTING TEAM



AMBER OLSON

Senior Broker Associate

amber@accesscommercial.com

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).

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

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