

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

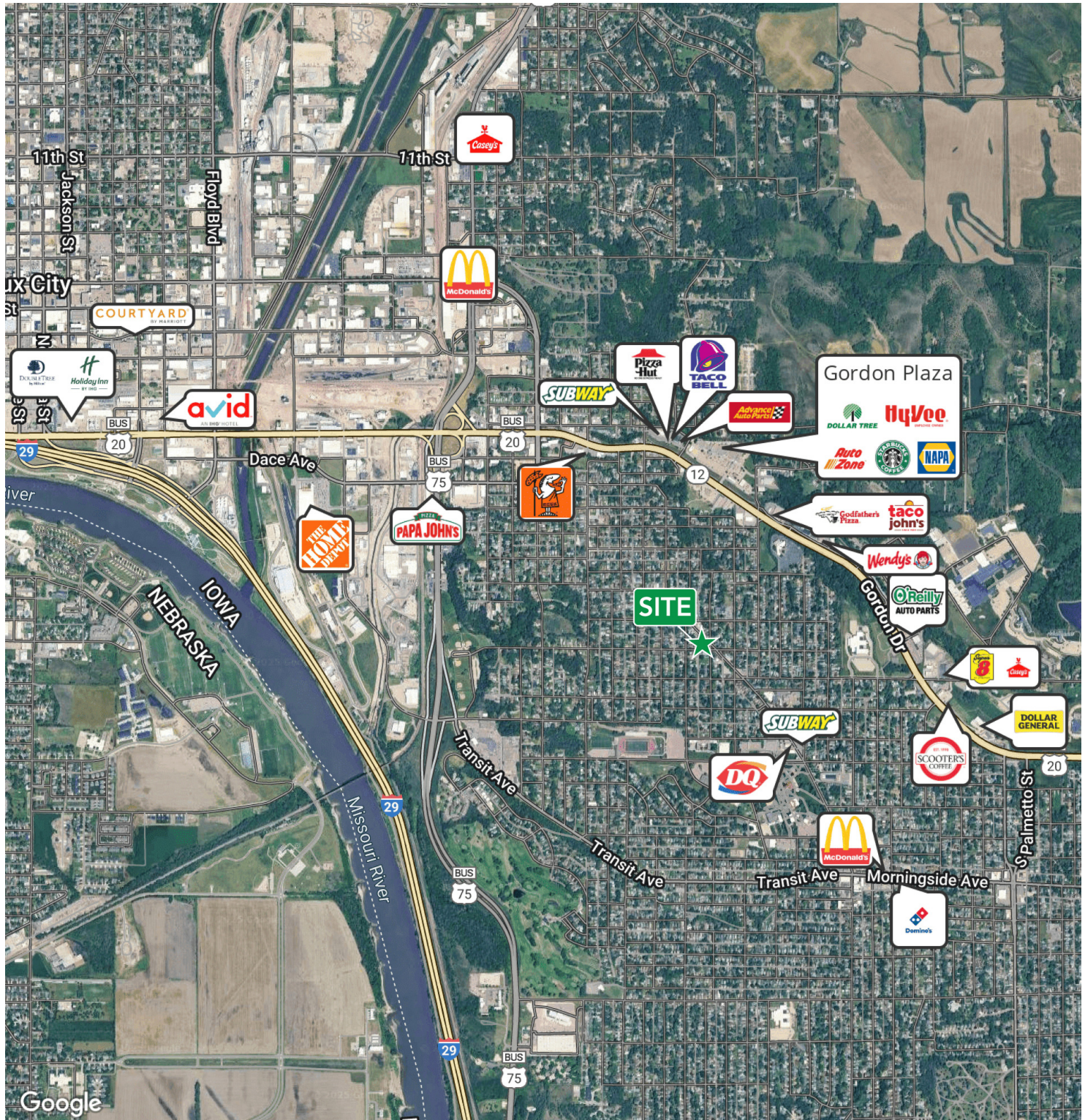
Principal
402.616.2580
Kirk@accesscommercial.com

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

CORNER LOT FOR SALE

1031 Morningside Ave, Sioux City, IA 51106

RETAIL MAP



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

402.618.5523

amber@accesscommercial.com

KIRK HANSON

Principal

402.616.2580

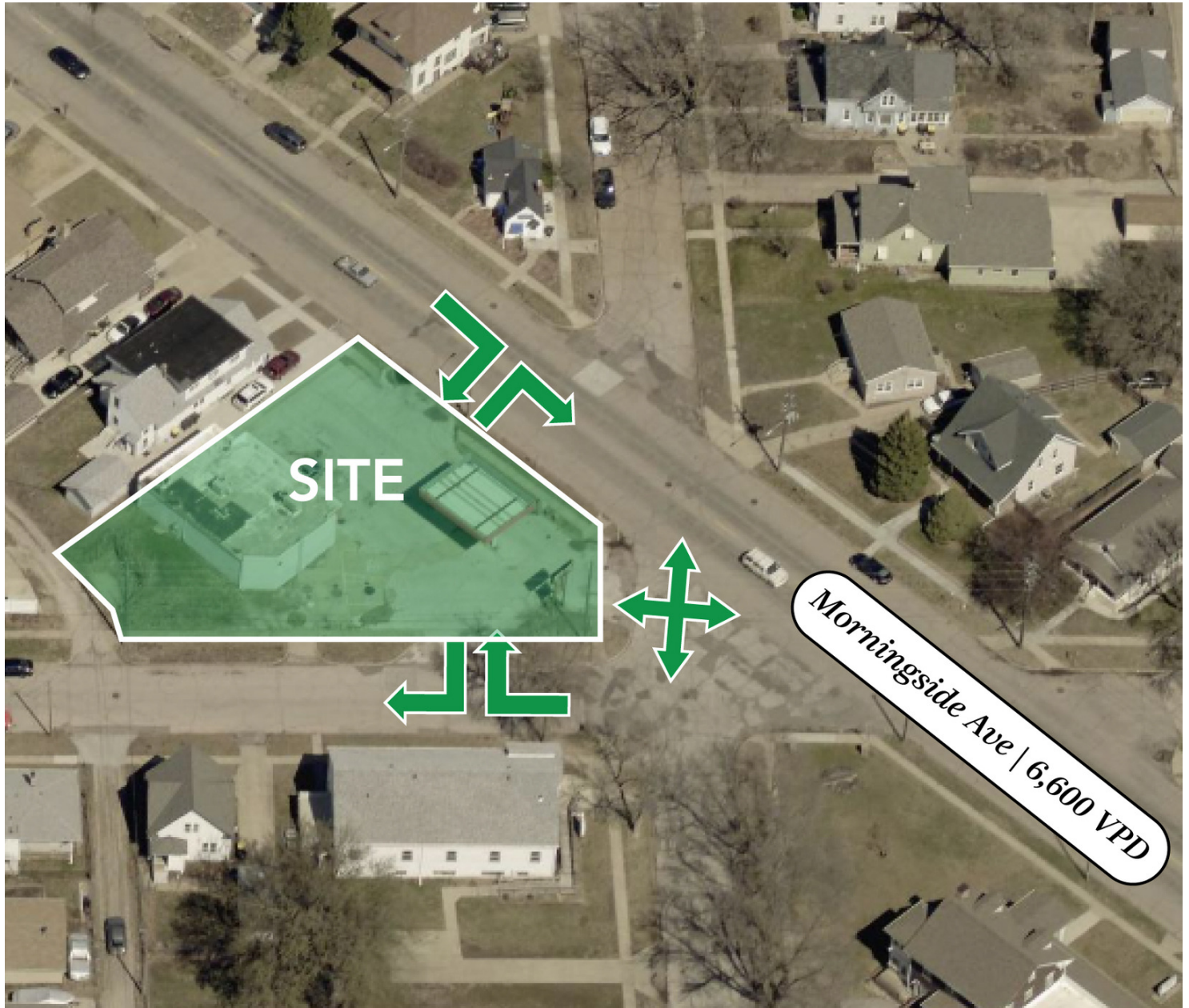
Kirk@accesscommercial.com

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

CORNER LOT FOR SALE

1031 Morningside Ave, Sioux City, IA 51106

LOCAL AERIAL



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

402.618.5523

amber@accesscommercial.com

KIRK HANSON

Principal

402.616.2580

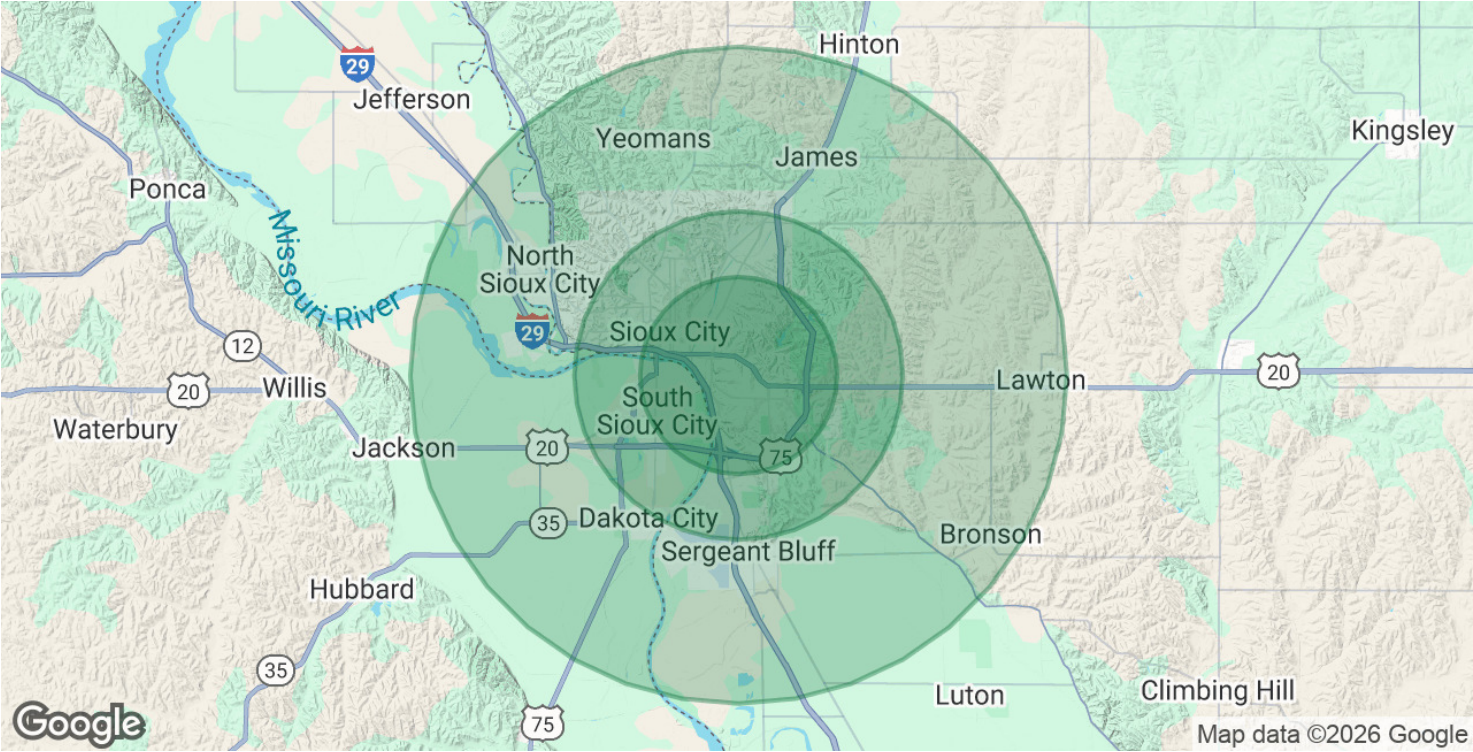
Kirk@accesscommercial.com

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

CORNER LOT FOR SALE

1031 Morningside Ave, Sioux City, IA 51106

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



ACCESS Commercial, LLC

AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

CORNER LOT FOR SALE

1031 Morningside Ave, Sioux City, IA 51106

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

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523_JR)



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

402.618.5523

amber@accesscommercial.com

KIRK HANSON

Principal

402.616.2580

Kirk@accesscommercial.com

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com