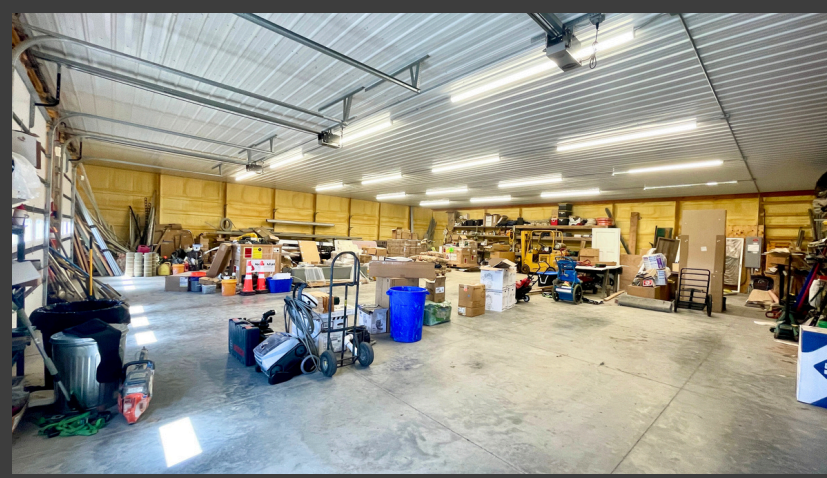


501 Prosperity Way \$575,000

FLYNN BUSINESS PARK - NORTH SIOUX CITY, SD



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KITCHEN AREA

READY FOR YOUR UPDATES

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- 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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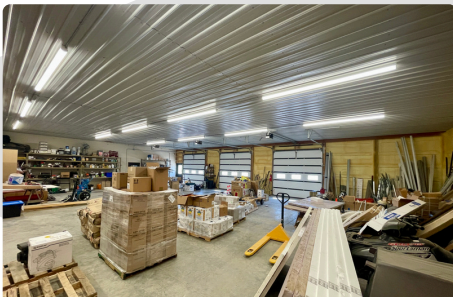
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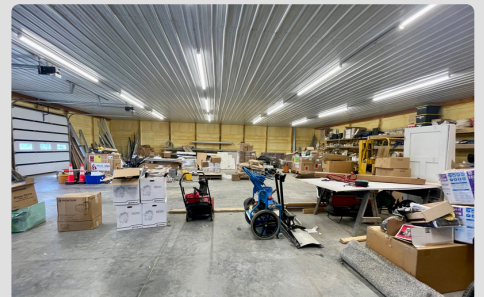
GREAT WAREHOUSE



**3 - 10X10
OVERHEAD DOORS**



**3 PHASE POWER &
INFLOOR HEAT**



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



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SIouxLAND STATS

1 GOLD STANDARD

Ranking #1 Has Become Our

Site Selection magazine has ranked the Sioux City Metro Number 1 in economic development for the 12th time.

- NUMBER ONE (TIER 3) FOR OVERALL PROJECTS -



www.siouxlandchamber.com

Congrats Siouxland



AT A GLANCE

METRO POPULATION 2024

Woodbury County, IA	107,257
Plymouth County, IA	25,825
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	17,402

SIoux CITY METRO 177,672

HOUSEHOLDS BY INCOME 2025

# of Households	55,198
Median Income	\$68,906

NATIONAL RECOGNITIONS

SIoux CITY RANKED #3
MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #2
IN ECONOMIC DEVELOPMENT PROJECTS IN THE
200,000 AND UNDER POPULATION CATEGORY



SIoux CITY, IA RANKED #5 ON THE SUMMER 2023
EMERGING HOUSING MARKETS INDEX

THE WALL STREET JOURNAL. realtor.com

TOP EMPLOYERS



UnityPoint Health



believe... achieve... succeed



seaboardtriumph
FOODS



AVERAGE HOUSEHOLD INCOME

2024/2025 HOUSEHOLD

SIoux CITY, IA	\$68,906
SOUTH SIoux CITY, NE	\$82,037
DAKOTA DUNES, SD	\$178,199



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