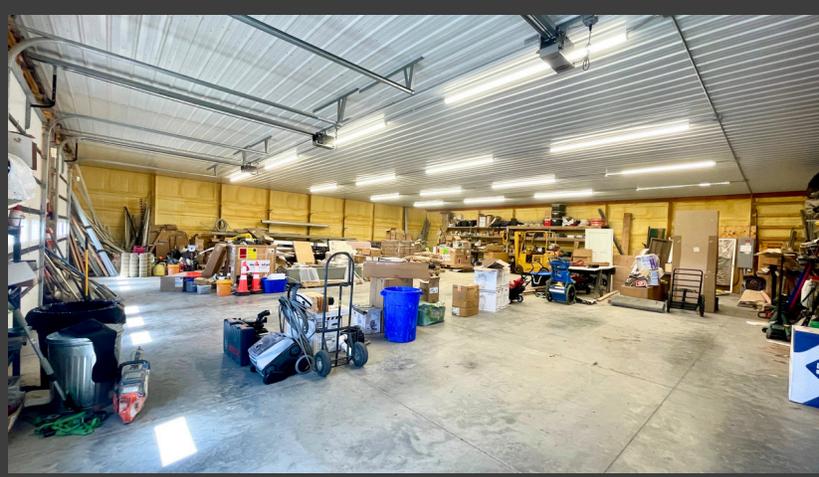


# 501 Prosperity Way \$575,000

FLYNN BUSINESS PARK - NORTH SIOUX CITY, SD



**OFFICE & WAREHOUSE PROPERTY  
FOR 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

# 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



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

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 [www.propertyprosgroup.com](http://www.propertyprosgroup.com)

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JENNIFER  
712-266-5972

# 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.



**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.



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



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



## 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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