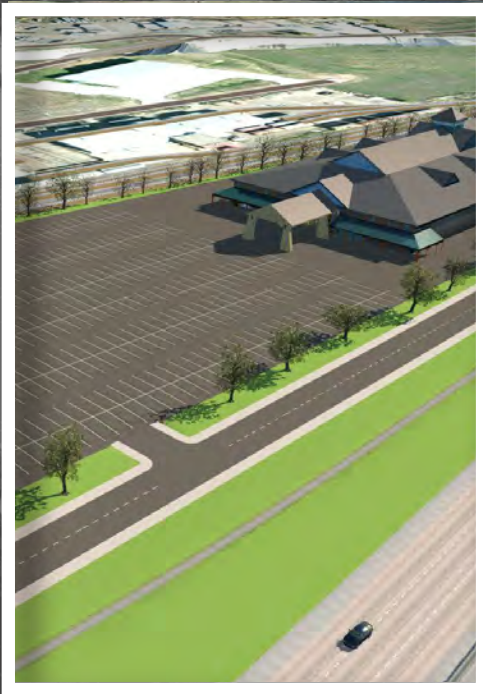


# THE YARDS

## BUSINESS PARK

### Commercial Zoning:

- 17-acre site along Interstate 29 in Sioux City, Iowa
- High Visibility from Interstate 29 with easy on/off access
- Traffic Count 36,400+ vehicles/day



Renderings of potential 45,000 sq. ft. building



Sioux City is the largest city in western Iowa and a regional hub for shopping, healthcare, and entertainment in the tri-state area of Iowa, Nebraska, and South Dakota.



Economic Development Department  
Marty Dougherty  
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877-246-7242  
[LocateSiouxCity.com](http://LocateSiouxCity.com)



- Access from new downtown exit (currently under construction)
- Well positioned gateway location ideal for destination shopping
- Unique newly created site in former industrial heart of Sioux City
- New access road and utilities

### Sioux City:

Trade Area: 250,000  
Median Age: 34.7  
Total Households: 54,811  
Median Income: \$52,538  
Average Family Size: 3.13

**THE YARDS**  
BUSINESS PARK

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Economic Development  
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PO Box 447  
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