

15.89 ACRES - PRIME FOR DEVELOPMENT

4700 41ST Street, Sioux City, IA



FOR SALE
\$2,300,000



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



GREAT LOCATION

DEVELOPMENT
SIOUXLANDS GROWING NORTHEAST
RARE OPPORTUNITY
LIMITED LARGE SCALE SITES
FLEXIBLE INCOME
IMMEDIATE INCOME OR FUTURE VALUE

4700 41ST STREET

- 2 PARCELS TOTALLING 15.89 ACRES
- LOCATED IN THE PATH OF GROWTH
- IDEAL FOR DEVELOPERS SEEKING A LANDMARK PROJECT
- ADJACENT TO THE NEW SIOUXLAND SPLASH
- STRATEGIC LOCATION
- EXISTING IMPROVEMENTS PROVIDE HOLDING INCOME



**ADJACENT TO THE
NEW WATER PARK**



**MINUTES FROM NEW
NORTHERN HEIGHTS RES
DEVELOPMENT**



**JUST NORTH OF THE NEW
NORTHERN LANDING
COMM & RES
DEVELOPMENT**



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

✉ kjwingert@c21prolink.com
 ✉ jennifer@c21prolink.com
 🌐 www.propertyprosgroup.com

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ADDITIONAL PHOTOS



The property's unmatched visibility, accessibility, and location make it an ideal site for future commercial development. While the property is currently improved with a well-established turn-key entertainment venue featuring an impressive bar and restaurant, sports complex, and dual live music stages, the true value lies in the land itself. For buyers interested in continuing the existing operation, the property includes a substantial list of business assets and numerous recent updates, creating the opportunity to generate immediate income while planning for future development. This unique property offers exceptional potential. Sale includes parcels 894712300015 and 894712300020.



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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



NATIONAL RECOGNITIONS

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

smartasset™

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

SITESELECTION

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

THE WALL STREET JOURNAL. realtor.com

AVERAGE HOUSEHOLD INCOME

2024/2025 HOUSEHOLD

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

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

TOP EMPLOYERS



UnityPoint Health



seaboardtriumph
FOODS



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