

Days Inn by Wyndham

Sioux City | Iowa

55

ROOMS

2

STORIES

1.51 AC

LAND ACRES

27,200

BUILDING SF

I-29

INTERSTATE CORRIDOR

165K+

METRO POP (TRI-STATE)

INVESTMENT OVERVIEW

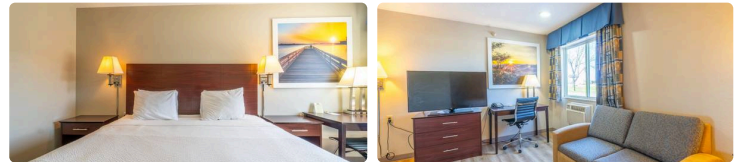
Days Inn by Wyndham Sioux City is a recently renovated 55-room economy hotel on Interstate 29 in Iowa's fourth-largest city — the commercial capital of the Siouxland tri-state region. Surrounded by national retailer such as Love's Gas Station, Pilot Gas Station, Taco Bell, McDonald, Popeye's, KFC, Sam's Club, Walmart and many more attracting high traffic and attractive travel stop.

PROPERTY HIGHLIGHTS

- **Renovation:** 2025 refresh — newly painted, new LVT flooring, new breakfast room furniture
- **I-29 Corridor:** Primary north-south interstate linking Omaha to Sioux Falls (15,400+ AADT)
- **Retailers:** Love's Travel Stop, Sam's Club, Walmart, Wendy's, Taco Bell, KFC, Culver's within walking distance
- **Amenities:** Outdoor pool, hot tub, fitness center, business center, WiFi
- **Parking:** 68 surface spaces (1.24 per room)
- **Airport:** Sioux Gateway Airport (SUX) — 3 miles south, home of 185th Air Refueling Wing
- **Universities:** Morningside University, Briar Cliff University, Western Iowa Tech Community College
- **Zoning:** C3 Commercial
- **Brand:** Days Inn by Wyndham (Wyndham Hotels & Resorts)
- **Opportunity:** Ideal for owner-operator with 55-room count in secondary market

MARKET

The Iowa West Area submarket | The Siouxland MSA was ranked #1 nationally for economic development in its population category by Site Selection magazine for 2025.



KEY DEMAND DRIVERS

Seaboard Triumph Foods 2,400+ Employees	MercyOne Siouxland Medical Ctr 1,562 Employees
UnityPoint Health-St. Luke's 1,450 Employees	185th Air Refueling Wing 1,394 Members
Cargill Agribusiness / Processing	Smithfield Foods Meat Processing
Wilson Trailer Manufacturing	Sabre Industries Manufacturing
Sioux Gateway Airport (SUX) 3 Miles South	Sioux City Convention Center 200+ Events Annually
Morningside University Higher Education	Western Iowa Tech CC Higher Education



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