

# Lincoln Woods

A P A R T M E N T S

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2807, 2809 & 2811 LINCOLN WAY  
SIOUX CITY | IOWA



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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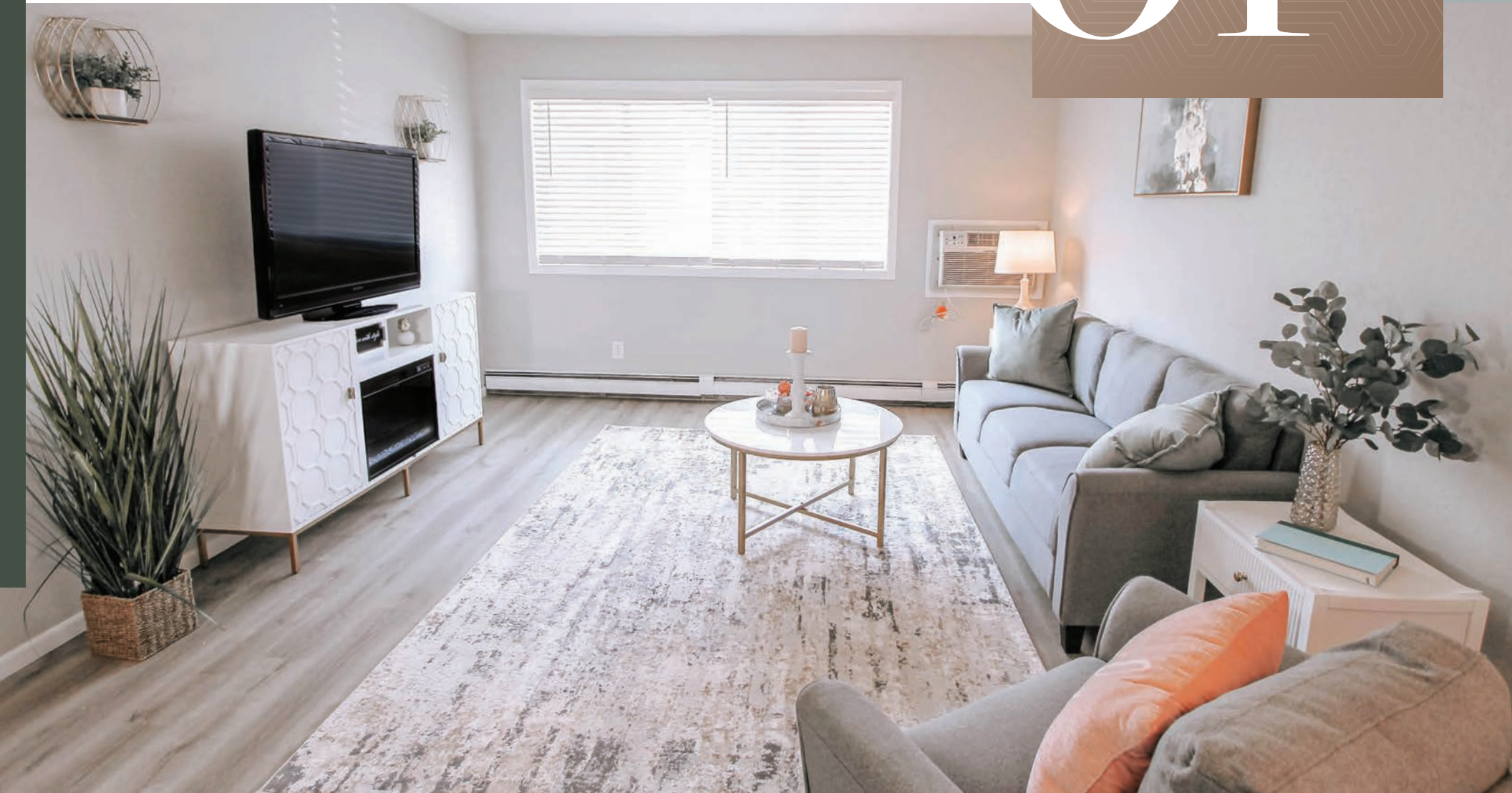
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EXECUTIVE  
SUMMARY

01





## THE OFFERING

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CBRE is pleased to offer for sale Lincoln Woods Apartments (“Property”), a fully renovated multifamily property in one of the most sought-after areas of Sioux City, Iowa. The community was built in 1992 and underwent a full renovation completed in 2025.

Lincoln Woods offers large one, two and three-bedroom fully renovated units featuring new flooring, lighting, cabinets, marble countertops and stainless-steel appliances. The community offers an exclusive set of amenities such as free tenant laundry, pet area, playground and ample green space throughout.

This premier asset is located just off Lincoln Way and boasts close proximity to countless shops, restaurants, and activities, including Floyed Park Golf Course and the nearby South Ravine Park. With convenient access to I-29, Lincoln Woods is just five minutes to downtown Sioux City. Also nearby are Morningside University and Briar Cliff University as well as Western Iowa Tech Community College. Shopping and entertainment opportunities abound at the Southern Hills mall which is just minutes away from the Property. Sioux City is an evolving regional hub for commerce and healthcare and is also recognized for its thriving arts and music scene and numerous cultural events.

**Lincoln Woods is being sold unpriced on a free & clear basis. A call for offers date will be announced during marketing.**

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PROPERTY  
DESCRIPTION

02



PROPERTY DESCRIPTION

PROPERTY DETAILS

<b>Address</b>	2807, 2809 & 2811 Lincoln Way Sioux City, Iowa 51106
<b>County</b>	Woodbury
<b>Parcel</b>	884801476014
<b>Land Size</b>	6.29 AC / 273,751 SF
<b>Building Size</b>	78,900 SF
<b>Rentable SF</b>	69,654 SF
<b>Unit Count</b>	72 Total 3 - 1bd 1ba 34 - 2bd 1ba 35 - 3bd 1ba
<b>Average Unit SF</b>	1,090
<b>Avg. Market Rent</b>	\$1,190
<b>Avg. Market Rent PSF</b>	\$1.09
<b>Stories</b>	3
<b>Year Built</b>	1992
<b>Parking</b>	72 Detached Garages 61 regular stalls; 6 ADA stalls ±2 Spaces/Unit
<b>Storage</b>	22 full-size storage units on site
<b>Zoning</b>	NC.5 – Neighborhood Conservation District





## UNIT MIX & FEATURES

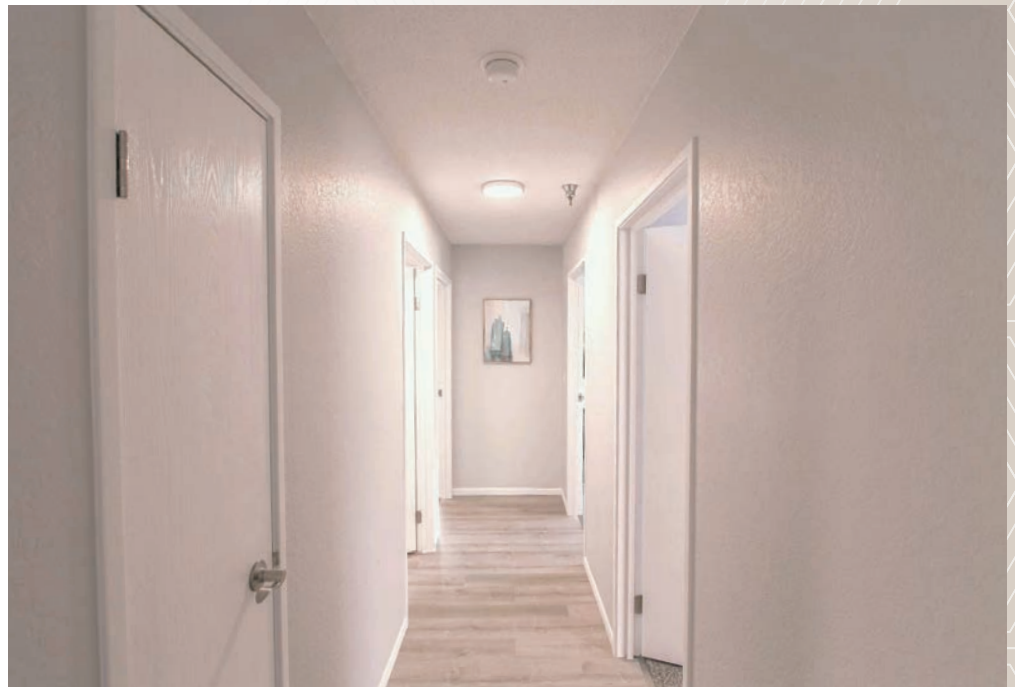
UNIT TYPE	COUNT	SIZE	RENT	RENT PSF
1 BD / 1 BA	3	750	\$920	\$1.23
2 BD / 1 BA	34	1,000	\$1,155	\$1.16
3 BD / 1 BA	35	1,200	\$1,245	\$1.09
Total / Average	72	1,090	\$1,190	\$1.09

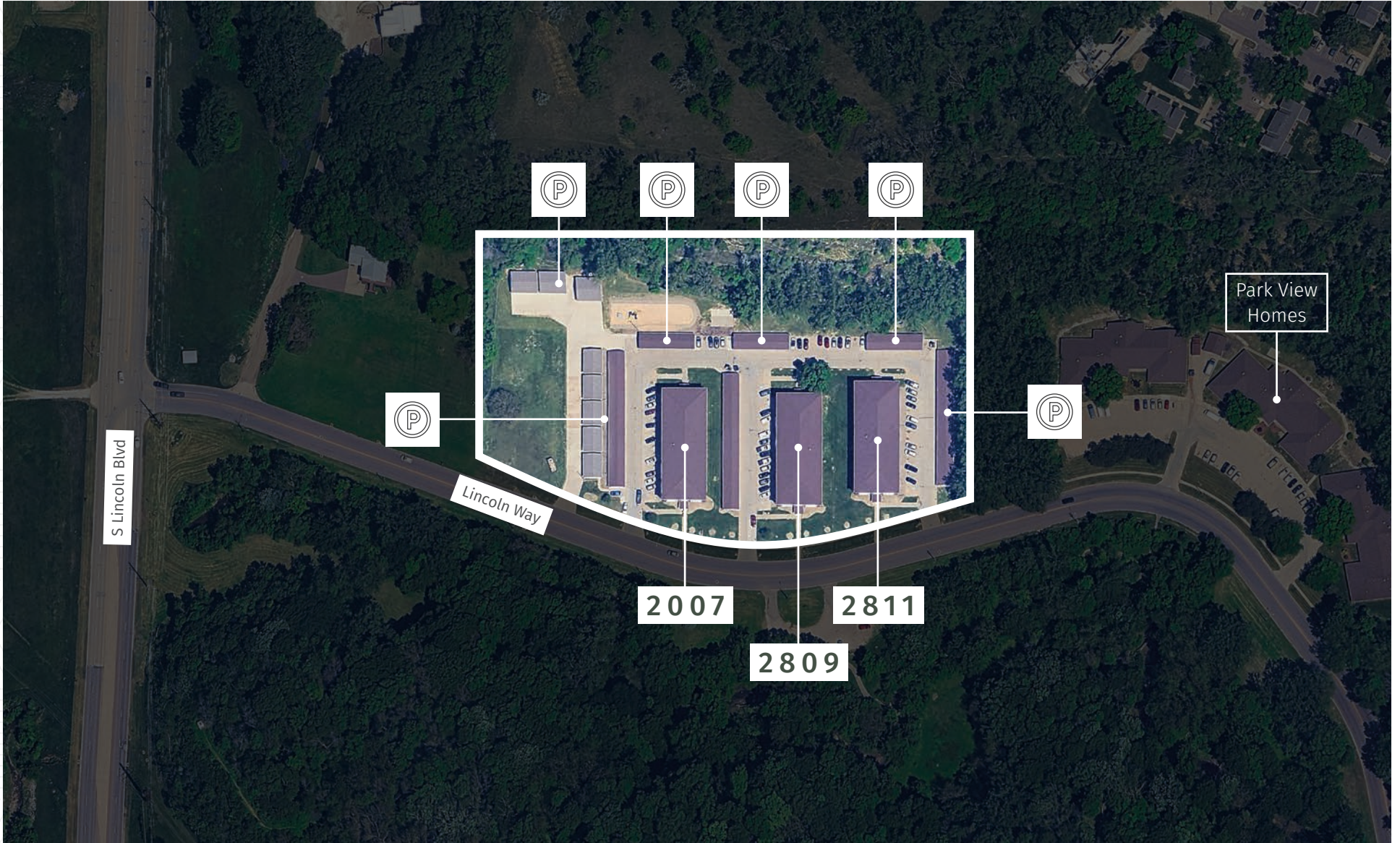
- + New stainless steel appliances
- + Composite hard surface countertops
- + Freshly painted cabinets with new hardware
- + New flooring
- + Free laundry service in each building
- + 72 garage doors with ample on-site parking
- + 22 full-sized storage units currently renting for \$150/mo.
- + Extra land to build more units or expand on the existing storage
- + New light fixtures
- + New bathroom vanities
- + New stools

**BUILDING DESCRIPTION**

<b>Construction</b>	Wood and masonry
<b>Foundation</b>	Concrete slab
<b>Exterior</b>	Vinyl, brick
<b>Framing</b>	Wood
<b>Windows</b>	Double pane
<b>Roof</b>	Asphalt shingles - Class 4
<b>Elevator</b>	No
<b>Parking</b>	72 garage spaces; 67 surface spaces
<b>HVAC</b>	Gas heat; Window A/C units
<b>Water Heater</b>	Boiler - Teledyne
<b>Electrical</b>	Copper
<b>Plumbing</b>	Copper water line; PVC sewer line
<b>Security</b>	Camera system monitored in-house
<b>Fire Protection</b>	PerMar

<b>UTILITIES</b>	<b>PROVIDER</b>	<b>METERED</b>	<b>PAID BY</b>
<b>Electricity</b>	MidAmerica Energy	Separately	Tenant
<b>Gas</b>	MidAmerica Energy	Property	allocated to tenant via RUBS
<b>Water/Sewer</b>	City of Sioux City	Property	allocated to tenant via RUBS
<b>Cable/Internet</b>	Various	Property	Tenant
<b>Trash</b>	Waste Management	Property	Landlord





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AREA  
OVERVIEW

03



The Sioux City metropolitan statistical area, also known as Siouxland, encompasses five counties across Iowa, Nebraska, and South Dakota, with Sioux City, Iowa, serving as its economic center. The region boasts a stable economy, characterized by unemployment rates consistently below the national average and a 1.8% average annual GDP growth since 2010. Notably, the Siouxland MSA has consistently ranked first nationally for per capita economic development in its population category for several years.

Despite a modest overall population increase of 0.8% between 2010 and 2019, household formation in the Sioux City metro area saw a significant 8.8% rise during the same period. This growth in households, driven by demographic shifts, fuels housing demand, leading to higher-than-average property values and homeownership rates. The median home value in the Sioux City, IA-NE-SD MSA was \$179,100 in 2023, with a homeownership rate of 68.3%, both higher than national averages.

The Sioux City area features a diverse economy with over 4,400 businesses. Major industries include manufacturing, healthcare, and retail, with large employers such as Tyson Foods and Seaboard Triumph Foods. The region benefits from good transportation access, including Interstate Highway 29. However, challenges persist in developing a direct east-west four-lane highway and maintaining consistent commercial air service.

The quality of life in Sioux City is evidenced by the low cost of living, low crime rates and the community's dedication to healthcare and education.





FLOYD PARK  
GOLF COURSE

Glen Ave



Lincoln  
Woods  
APARTMENTS

S Lewis Blvd

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2024 Population Estimate	6,474	44,721	92,272
2029 Population - Projection	6,436	44,852	92,665
2020-2024 Annual Population Growth	-0.13%	0.54%	0.37%
<b>GENERATIONS</b>			
Generation Alpha	12.1%	12.7%	12.8%
Generation Z	25.2%	26.3%	26.6%
Millennials	26.0%	24.6%	24.1%
Generation X	17.1%	16.8%	17.3%
Baby Boomers	16.5%	15.9%	15.9%
Greatest Generations	3.3%	3.7%	3.3%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$81,758	\$87,202	\$85,882
Median Household Income	\$59,055	\$68,857	\$65,378
<b>HOUSING VALUE</b>			
Median Home Price	\$177,251	\$182,574	\$181,630
Average Home Price	\$216,067	\$205,448	\$210,208
<b>HOUSING UNITS</b>			
Owner-Occupied Housing	60.7%	55.5%	55.3%
Renter-Occupied Housing	32.9%	37.8%	37.8%



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**JEREMY FINK**  
First Vice President  
+1 402 415 4425  
[jeremy.fink@cbre.com](mailto:jeremy.fink@cbre.com)

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