



56

ROOMS

3

STORIES

2.14 AC

LAND AREA

23,931

BUILDING SF

I-29

CORRIDOR

165K+

METRO POP

INVESTMENT OVERVIEW

Super 8 by Wyndham Sioux City South is a 56-room, interior-corridor economy hotel on I-29 in Sioux City, Iowa — the fourth largest city in Iowa and the tri-state commercial hub for Northwest Iowa, Southeast South Dakota, and Northeast Nebraska. Freshly renovated in 2025, the property is ranked #1 of 7 in its STR comp set for occupancy and RevPAR and sits within a supply-protected submarket with zero economy rooms under construction.

PROPERTY HIGHLIGHTS

- **2025 Renovation:** New LVT flooring, lamps, full mirror work desks, bathroom mirror lights, new tubs, hallway paint & carpet, breakfast furniture — minimal buyer PIP
- **I-29 Corridor:** Exit 143, primary north-south interstate linking Omaha to Sioux Falls (15,400+ AADT)
- **National Retailers:** Love's Travel Stop, Sam's Club, Walmart, Wendy's within walking distance
- **Amenities:** Elevator, indoor pool & hot tub, fitness center, complimentary breakfast, business center, WiFi
- **Parking:** 92 surface spaces (1.64/room) plus dedicated truck parking for 10+ commercial vehicles
- **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:** Opportunity Zone (C3 Commercial)
- **Brand:** Super 8 by Wyndham (Wyndham Hotels & Resorts franchise)

MARKET

Market forecasts recovery to 51.3% occupancy and \$108 ADR. Siouxland MSA was ranked #1 nationally for economic development in its population category by Site Selection magazine for 2025.



KEY DEMAND DRIVERS

Tyson Fresh Meats
4,500 Employees

Bongaars (HQ)
2,100 Employees

UnityPoint Health-St. Luke's
1,450 Employees

CF Industries — Port Neal
270+ Employees & Contractors

Hy-Vee
1,023 Employees

Sioux Gateway Airport (SUX)
Commercial & Military

Seaboard Triumph Foods
2,081 Employees

MercyOne Siouxland
1,562 Employees

185th Air Refueling Wing
1,394 Personnel

Wilson Trailer Co. (HQ)
550 Employees

Sioux City School District
2,377 Employees

Sioux City Convention Center
200+ Events Annually