

For Sale

Land

2.54 Acres | \$3.50 / SF



3125 Floyd Blvd Sioux City, IA 51108

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LOT SIZE: 2.54 Acres

ZONING: GC

TRAFFIC COUNT: 15,900

TRAFFIC COUNT STREET: Floyd Blvd

APN: 894710478020



Ideal office/multi family development site adjacent to Super Wal-Mart and Pizza Ranch in fast Developing Floyd Boulevard commercial area. Easy access to Outer Drive, Floyd Blvd, Hwy 75 and Hwy 20 Bypass. Sewer & water available at site. Reasonably priced.

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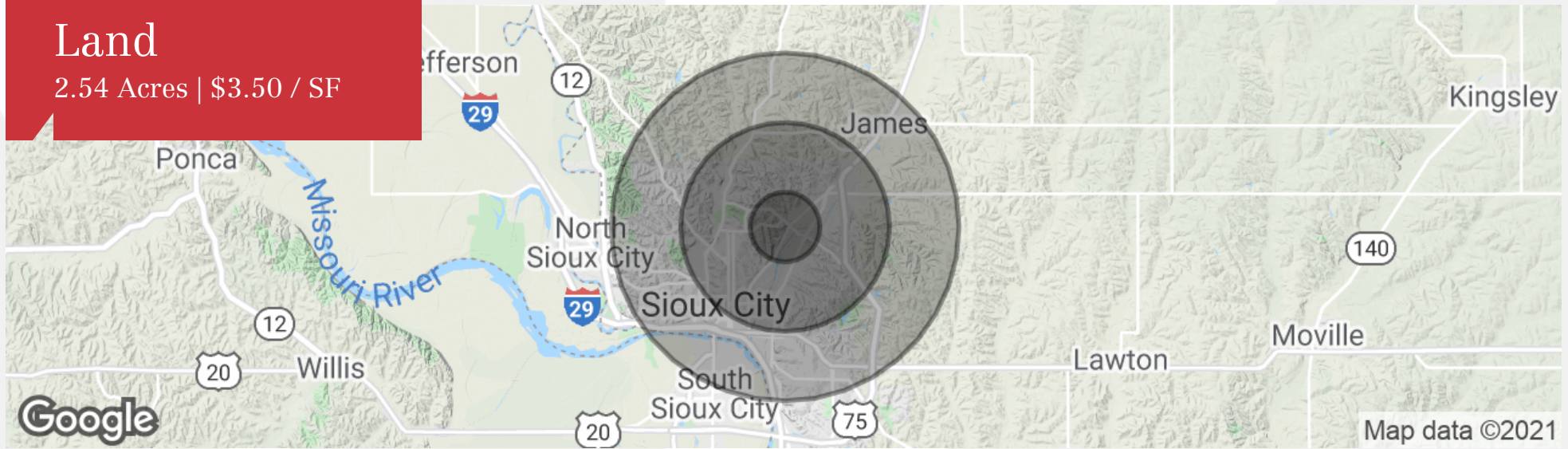
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	3,551	39,691	88,432
Median Age	38.6	34.8	33.5
Median Age (Male)	36.0	33.7	32.4
Median Age (Female)	41.7	35.8	34.7
Households & Income			
Total Households	1,461	15,288	33,414
# of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$53,060	\$54,112	\$52,687
Average House Value	\$97,842	\$118,476	\$116,405
Race			
% White	88.0%	76.9%	77.4%
% Black	0.6%	2.8%	3.5%
% Asian	2.4%	5.7%	4.0%
% Hawaiian	0.1%	0.7%	0.3%
% Indian	1.2%	1.1%	2.4%
% Other	6.0%	9.7%	9.8%
Ethnicity			
% Hispanic	9.2%	19.2%	19.1%

* Demographic data derived from 2010 US Census