

For Sale
Land
4.79 - 58.85 Acres

Tract 3 - 22.47 Acres

\$35,000 per acre

Tract 2 - 16.96 Acres

\$35,000 per acre

Tract 4
4.79 Acres
\$150,000
per acre

Tract 1 14.63
Acres

\$35,000
per acre

Cornhusker Development Land

TBD W 25th St, South Sioux City, NE 68776

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Property Overview

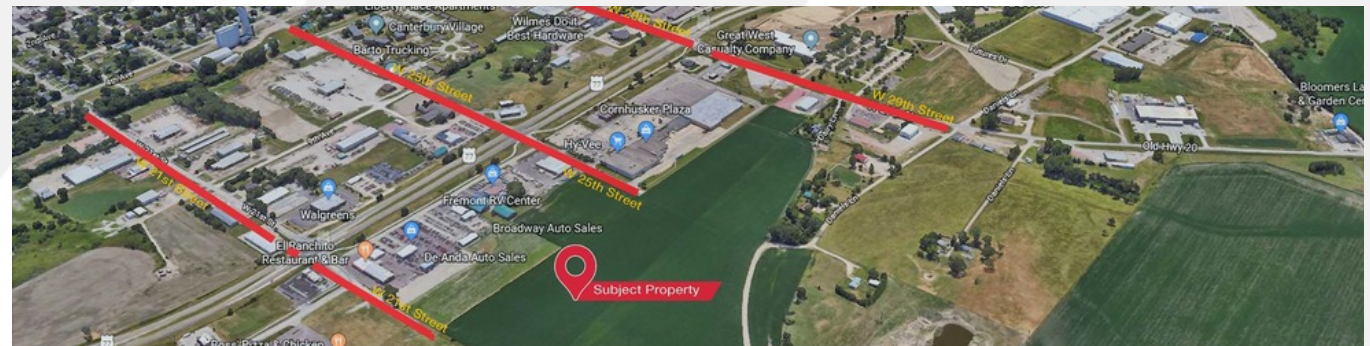
Nearly 60 acres of land prime for development. Just one block west of US-77 and one block north of old US20, this level site is surrounded by amenities including Hy-Vee, Walgreens, Wal-Mart, the City bike trail and Crystal Lake. Developers can purchase from 4.79 acres to 58.85 acres. Tracts 1-3 are priced similarly while Tract 4 has a higher commercial value, being next to Hy-Vee.

SALE PRICE: \$35,000 to \$150,000 per acre

LOT SIZES: 4.79 to 58.85 Acres

APN #: 220071063
220070792

SUB MARKET: South Sioux City



For Sale

Land

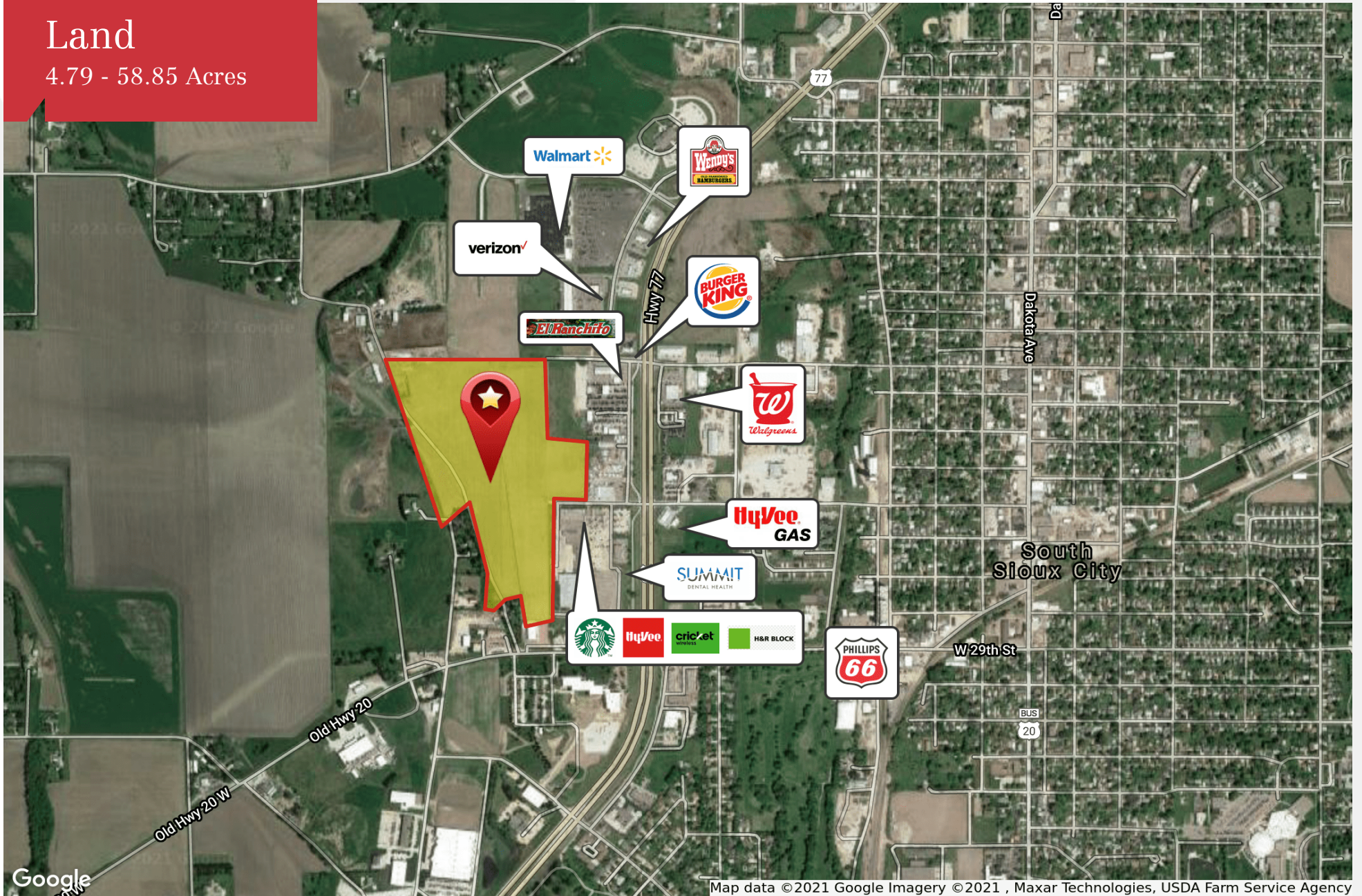
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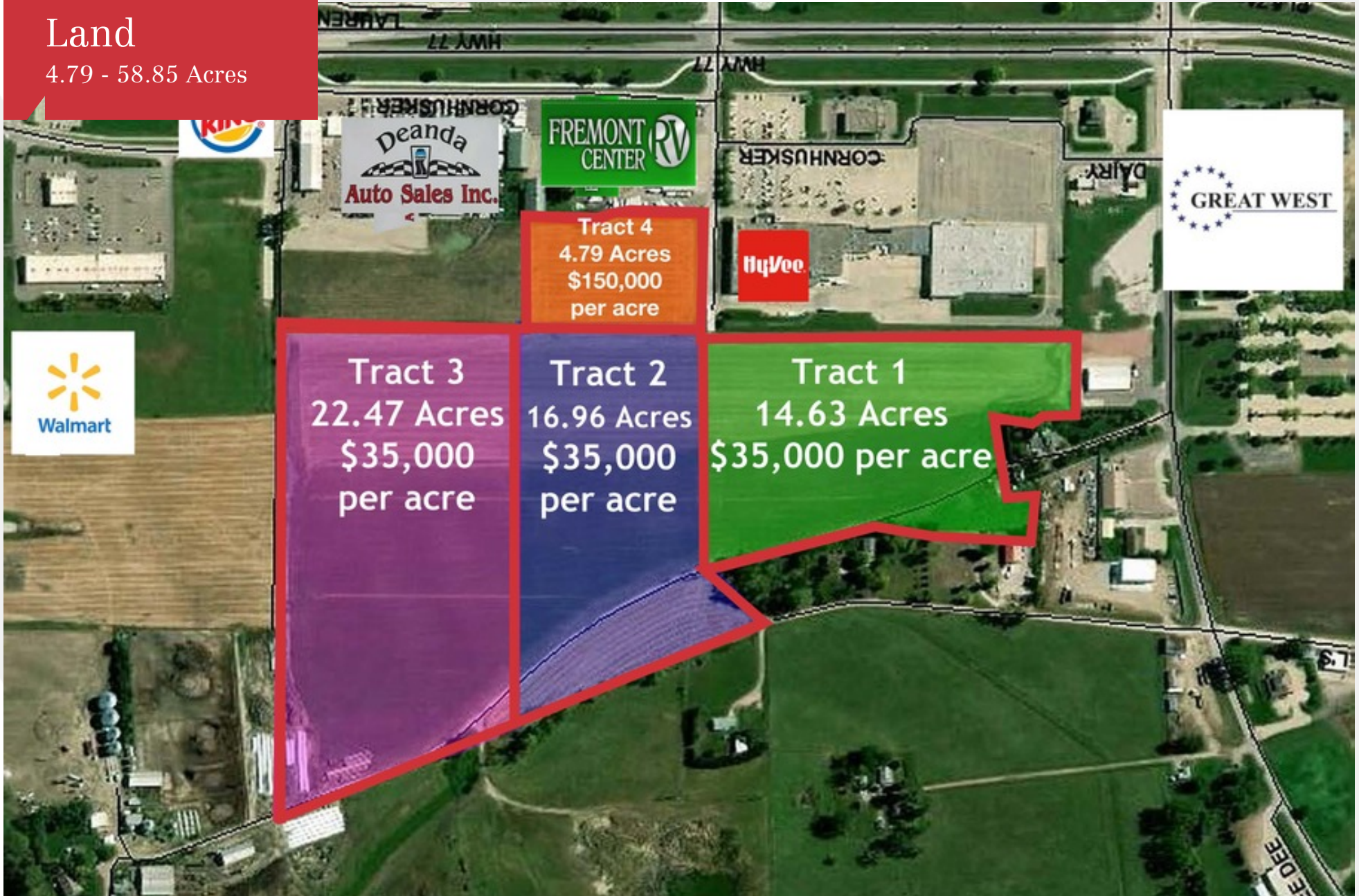
Google

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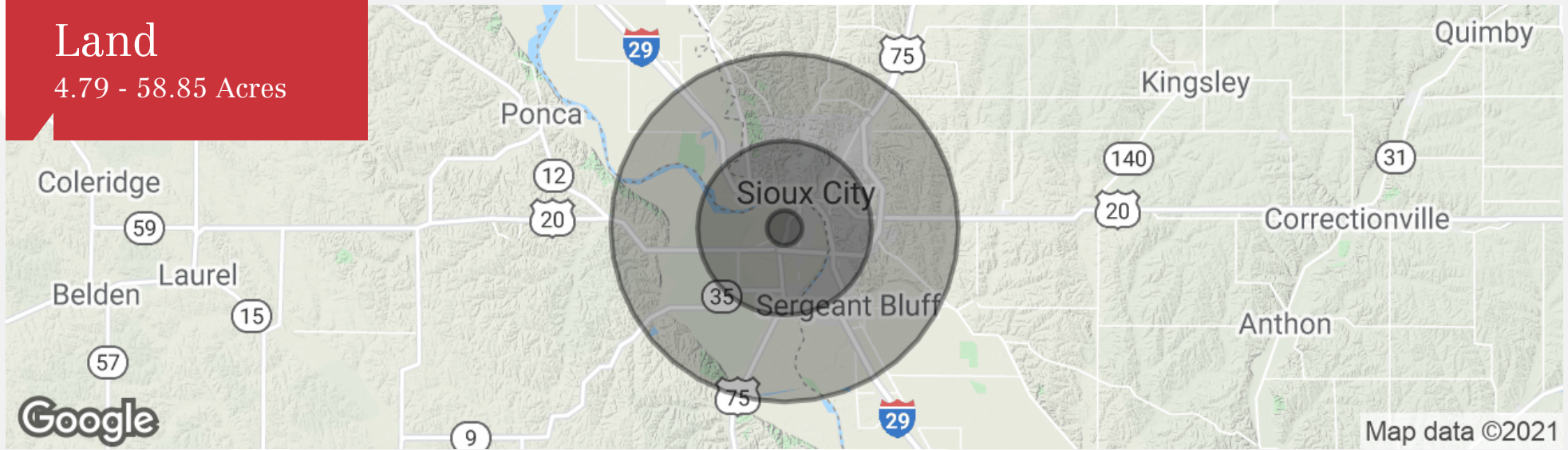
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	2,847	80,824	143,742
Median Age	31.1	32.1	34.3
Median Age (Male)	30.6	31.7	33.4
Median Age (Female)	31.6	32.4	35.3
Households & Income			
Total Households	1,002	29,183	53,924
# of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$47,081	\$49,111	\$54,918
Average House Value	\$125,945	\$108,188	\$122,933
Race			
% White	66.0%	72.8%	80.2%
% Black	2.4%	4.0%	2.9%
% Asian	4.8%	4.1%	3.1%
% Hawaiian	0.0%	0.1%	0.2%
% Indian	3.8%	2.9%	2.1%
% Other	20.4%	13.1%	9.1%
Ethnicity			
% Hispanic	38.8%	26.6%	18.2%

* Demographic data derived from 2010 US Census