

DOWNTOWN SIOUX CITY COMMERCIAL PAD

711 Gordon Dr, Sioux City, IA 51101

LAND FOR SALE



PROPERTY DESCRIPTION

Prime investment opportunity at 711 Gordon Dr, Sioux City! This .42 AC Lot is ideally situated in downtown Sioux City's commercial hub. With a strategic location just off I-29 and abundant potential, this property offers an enticing prospect for Land and Retail investors. Don't miss the chance to capitalize on this versatile commercial asset, ready to accommodate a range of business ventures. Whether you're looking to expand your portfolio or establish a new business space, this property presents a compelling opportunity for savvy investors.

PROPERTY HIGHLIGHTS

- Outlot to high traffic DoubleTree by Hilton
- Strategic downtown Sioux City location just off I-29
- Excellent visibility and access

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.42 Acres



ACCESS Commercial, LLC

AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

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MARKET MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO



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DRONES



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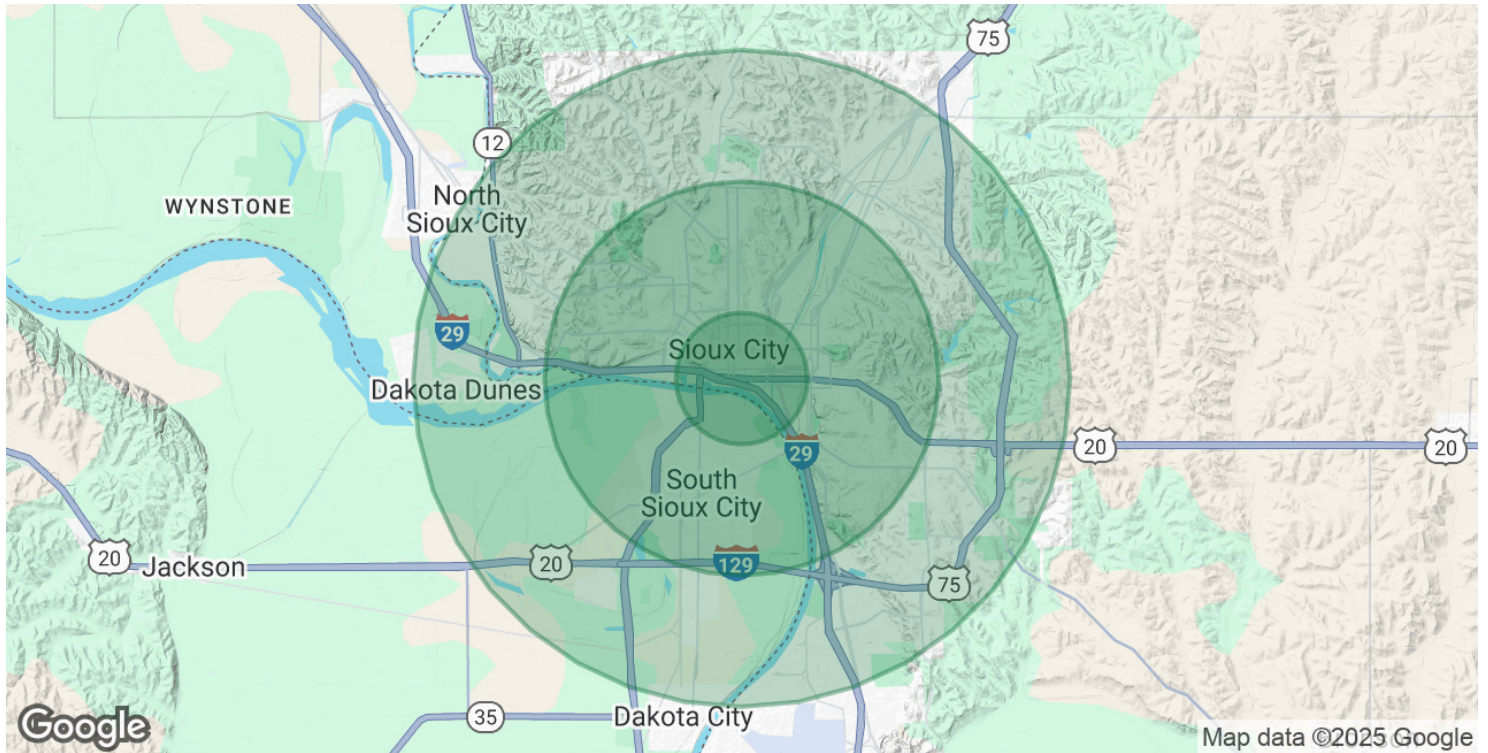
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ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,423	71,966	104,494
Daytime Population	16,968	68,656	103,193
Employees in Area	3,538	37,384	55,281

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,917	25,933	38,479
Average HH Income	\$62,603	\$76,161	\$85,456
Median HH Income	\$48,826	\$62,101	\$70,535

Demographics data derived from AlphaMap



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LISTING TEAM



AMBER OLSON

Senior Broker Associate

amber@accesscommercial.com

Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.



KIRK HANSON

Principal




Kirk@accesscommercial.com




Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a midwest-focused general contracting firm. Kirk holds a bachelor's degree in finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE 
- Ace Hardware - Shadow Lake, Papillion, NE 
- Barnes + Nobles - Shadow Lake, Papillion, NE 

- Sierra - Council Bluffs, IA 
- Ross Dress for Less - Council Bluffs, IA 
- HomeGoods - Council Bluffs, IA 



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