



NORTHERN VALLEY CROSSING

29-Acre Premier Commercial Site
22 Acres Available

Commercial Zoning

- Highly Visible Site
- Traffic Count: 29,000 vehicles/day

Newly Attracted

- Pizza Ranch Restaurant
- The Shoppes at Northern Valley
(under construction in 2016)



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Northern Valley Crossing

Completion of the new \$35 million bridge/street project to connect Outer Drive to US HWY 75/20 Bypass and I-29 provided new access through the valley, and has caused traffic counts in the area to more than triple. The area is home to a Super Wal-Mart and a growing number of retail, commercial, and office concepts.

Located in the Immediate area is one of Sioux City's high schools as well as new middle and elementary schools.



Sioux City:

Trade Area: 285,314

Median Age: 34.7

Total Households: 54,811

Median Income: \$52,538

Average Family Size: 3.13



Sioux City is the largest city in western Iowa and a regional hub for shopping, healthcare, and entertainment in the tri-state area of Iowa, Nebraska, and South Dakota.