

SIouxLAND BusinessJournal

Vol. 24 No. 11

PO Box 118,
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September 2019

**BUILDING SIOUXLAND
ISSUE**

Riverfront views

**Ho-Chunk's Dennis Johnson
at Flatwater Crossing**



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meeting to
feature Rudy
Giuliani**

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presents
beautification
awards**

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Left to right: Matt Woodmansee, Josh Hackett, Cody Dekker, Ron Clause, Jim Mauer, Kenny Poulsen, Felipe Curiel, Cody Stukenholtz



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BusinessJournal

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ON THE COVER Tim Hynds, Sioux City Journal
Dennis Johnson, CEO of Ho-Chunk Capital, is shown Aug. 12 at a mixed-use building under construction at Ho-Chunk's Flatwater Crossing development in South Sioux City. The riverfront development features a mix of townhouses, apartments, single family homes, office and retail spaces.

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Darrel Bullock
President
Sioux City Building Inspections

SIMPLE FALL HOME MAINTENANCE PROJECTS THAT PAY OFF



As children head back to school, it's time for home owners to head outside and do a little "homework" themselves. Focusing on a few maintenance projects now will help prepare your home when the cold temperatures hit.

Not only will these projects help you manage your energy bills, they also enhance and protect one of your biggest investments: your home.

Minimize the Amount of Escaping Air

Heated air can escape from gaps that develop where building materials meet. Some of the most common areas include where exterior siding meets windows and doors, around roof and foundation lines, around chimneys and where pipes protrude through walls or roofs. Check all of those locations to see if any gaps have formed and if so, apply the appropriate caulk or sealant.

Heat rises, which mean heat from your home also can escape through any vulnerable areas of the roof. The most efficient way to stop that heat loss is by installing ceiling and roof insulation with the correct R-value. The R-value refers to the ability of any material to resist the passage of heat.

Strengthen Your Windows and Doors

Your windows and doors are another area to ensure that the warm air stays in and cold air remains out. Look for any cracks around glass, sashes and window frames. Apply adhesive foam weather strips to the top and bottom window rails, or nail felt weatherstripping where window sashes and frames make contact. Newer homes are much more likely to have double or triple-paned windows, which can dramatically improve energy efficiency.

Don't Neglect Your Gutters

Gutters and downspouts can easy become clogged over time, even if they have guards intended to keep out debris. Regularly inspect and clean gutters thoroughly, paying special attention to elbows and bends in the downspouts. Keep hangers fastened securely and plug any holes or cracks. You can also touch up any sections showing signs of rust with rustproof paint.

September is the perfect time to perform routine home maintenance projects, will help you manage your energy bills during the cooler months and will help to prolong the life of your home and enhance its value.

To find the professionals in the Siouxland area to help you with these projects, visit www.siouxlandhba.com/members/.

Chamber meeting tickets available

Sept. 17 event to feature Rudy Giuliani

MASON DOCKTER

Business Journal staff writer

SIOUX CITY — Tickets are still available for the 2019 Siouxland Chamber of Commerce Meeting, to be held at the Orpheum Theatre the evening of Sept. 17 featuring keynote speaker Rudy Giuliani, the former mayor of New York City.



Giuliani

The 34th annual Chamber meeting will be the first in recent memory not to feature a dinner. The Sioux City Convention Center, the event's longtime home, will be under renovation during the meeting.

Barbara Sloniker, the Chamber's executive vice president, said the Chamber is encouraging attendees to dine at one of Sioux City's

Chamber-affiliated restaurants since there will be no dinner at this year's meeting, which typically draws more than 1,200. Sponsor/VIP ticket-holders will be treated to a reception at the Orpheum.



Sloniker

"The hope is, by around 8:30, people will be able to be done for the evening. Since there is not a dinner, we are encouraging all of our attendees to patronize one of our Chamber restaurants in Siouxland," Sloniker said. "They're all over Siouxland."

Sloniker could not comment on future plans for the annual meeting, or whether dinner will be served again in future years.

The Orpheum can hold more guests than the Convention Center, Sloniker noted.

"This is a larger venue, typically we could only sell maybe 1,500 to

1,700 tickets, obviously we can go higher than that because the Orpheum seats 2,500," she said.

Giuliani, long known as "America's Mayor," was the mayor of New York City during the Sept. 11, 2001, terror attacks and ran for the Republican presidential nomination in 2008. More recently, he's served as a political adviser and personal attorney for President Donald Trump.

He's not the first prominent Republican to speak at the Chamber's meeting. Karl Rove, the deputy chief of staff and senior adviser to President George W. Bush, spoke in 2015, and conservative commentator Ben Stein spoke in 2013.

Sloniker said Giuliani's career — particularly his actions in the aftermath of Sept. 11 — exemplifies "principled leadership in the face of change and crisis."

"We do typically like someone with name recognition, but we want it to have some tie, and again a message that's relevant,"



Associated Press

Rudy Giuliani, an advisor to President Trump, waves from the lawn of the White House. Giuliani, former New York mayor, will be the featured speaker at the Siouxland Chamber of Commerce's annual meeting on Sept. 17 at the Orpheum Theatre.

she said.

"We think it appeals to young audiences, you know, high school and college age, thinking about leadership. I just think it's a good message for everyone to hear."

If you go

What: Siouxland Chamber of Commerce Meeting

Where: Orpheum Theatre, 528 Pierce St.

When: Doors open 6 p.m. Sept. 17; keynote address to begin at 7:30

Tickets: Available through the Orpheum Theatre at orpheumlive.com or by visiting the Primebank box office at the Tyson Events Center

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City recognizes Ronald McDonald House Charities

BUSINESS JOURNAL STAFF

SIOUX CITY – The Ronald McDonald House Charities of Siouxland has received the Pride of Sioux City: Beautification Award from the Sioux City Economic Development Department for the month of June.

This award is presented to Sioux City employers who show pride in the appearance of their business property. Mayor Bob Scott presented the Ronald McDonald House with the award and commendation at the June 17 City Council meeting.

The award, which is open to all Sioux City businesses, is presented to companies based on criteria including landscaping, originality, cleanliness, sense of community, appearance of building and signs, and overall appearance. A committee of local business professionals and city staff select a winner from a list of nominations.

“We are so honored to receive this award. Through a special donation, we were able to update our landscaping in 2018 to make the Ronald McDonald House an even more welcoming space for families,” said executive director Christy Baten. “A special thanks to The Claussen Group, UnityPoint Health-St.



Provided

The Ronald McDonald House Charities of Siouxland staff is shown in front of the house in Sioux City. RMHC received the Pride of Sioux City: Beautification Award from the Sioux City Economic Development Department for the month of June.

Luke's and Holland's Lawn Care for all of their efforts to keep this space looking so beautiful.”

For 25 years, the Ronald McDonald House Charities of Siouxland has provided a place to stay and food to eat for families with children age 21 and younger receiving medical treatment in Sioux City.

Bar Louie receives July beautification award from city

BUSINESS JOURNAL STAFF

SIOUX CITY – Bar Louie has been awarded the Pride of Sioux City: Beautification Award from the Sioux City Economic Development Department for the month of July.

This award is presented to Sioux City employers who show pride in the appearance of their business property. Mayor Bob Scott presented Bar Louie with the award and commendation at the July 22 City Council meeting.

The award, which is open to all Sioux City businesses, is presented to companies based on criteria including landscaping, originality, cleanliness, sense of community, appearance of building and signs, and overall appearance. A committee of local business professionals and city staff select a winner from a list of nominations.

“As our newest location in Iowa, we’re thrilled to welcome our friends and neighbors at the downtown Sioux City Location,” said Bar Louie general manager Bradley Hayner. “With a wide assortment of signature cocktails, great local brews and



Provided

Bar Louie's outdoor patio in downtown Sioux City is shown above. Bar Louie is the July recipient of the Pride of Sioux City: Beautification Award from the Sioux City Economic Development Department.

delicious food that we believe is truly unique and unmatched in the industry, we hope to become a favorite local gathering place for our guests.”

Bar Louie operates more than 134 locations across the country.



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OnTheMove

Carlson named director of Mary J. Treglia House



Carlson

SIOUX CITY – The Mary J. Treglia Community House has announced **J. Rebecca (Becky) Carlson** as the new executive director of the nonprofit.

Carlson will be responsible for overseeing operations and leading staff, marketing and public relations, and grant and financial management.

She has a long history of helping Siouxland community members, according to a press release.

Carlson began her professional career with the Council on Sexual Assault and Domestic Violence and has also held positions with the Center for Siouxland and the Siouxland District Health Department.

The Mary J. Treglia Community House, established in 1921, provides immigration classes and legal services, translating and interpretation, preschool and other services.

Liberty National taps Coyle as credit officer



Coyle

DAKOTA DUNES – **Brian Coyle** has joined Liberty National Bank as chief credit officer and SVP.

He works out of the Dakota Dunes office.

A resident of Elk Point, South

Dakota, Coyle has worked his way up through bank leadership positions in his career of more than 20 years. He previously worked at a large national bank and at another community bank.

In his new Liberty National Bank position, Coyle will serve the bank's commercial and agriculture clients.

Laurie Siegel named manager of KRP

SIOUX CITY – King, Reinsch, Prosser & Co., L.L.P., a regional certified public accounting firm, has announced the promotion of **Laurie Siegel**, CPA, to manager.



Siegel

Siegel is a graduate of the University of South Dakota. She joined King, Reinsch, Prosser & Co. as a staff accountant in 2012. She was promoted to senior accountant in 2015

and supervisor in 2016. Siegel is a member of the American Institute of Certified Public Accountants and the Iowa Society of Certified Public Accountants.

She has experience providing accounting, attestation and income tax services for the firm's clients, including local governments, not-for-profits, non-public companies, financial institutions and employee benefit plans. In her new position as manager, she is responsible for additional client services and consultation, as well as project management for KRP client audit and accounting programs.

Kruse joins Heelan fundraising staff



Kruse

SIOUX CITY – **Cory Kruse**, a 2011 Heelan graduate and former Catholic school teacher, has been named director of annual giving at Bishop Heelan Catholic Schools.

He will work with alumni, businesses and other community supporters on the Spirit of Heelan Annual Fund and assist with the Heelan Gold Club, Heelan Auction and alumni communications.

Kruse previously worked in marketing at Sterling Computers and taught middle school language arts at Sacred Heart School and helped coach varsity football, middle school track and summer strength and conditioning.

Kruse earned a bachelor's degree from the University of Nebraska-Lincoln, where he majored in secondary English and elementary education.

Security National hires two managers



Britton

SIOUX CITY, Iowa – D. Douglas Rice, chairman, president and CEO of Security National Bank, has announced new employees at the bank.

Kayci Britton is the new assistant customer service manager for Security National Bank's Retail Department,

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CONTINUED FROM 6

according to a news release from the bank.

In her new role, Britton will ensure optimal customer experience through the training and management of the bank's customer service representatives. She has 17 years of experience in the financial industry, including more than a decade of management experience involving customer relations.

In the community, Britton volunteers with the Siouxland Soup Kitchen, the Salvation Army and the children's ministry at Morningside Assembly of God Church. **Travis Haltli** has been named



Haltli

commercial services officer, providing financial solutions to help local businesses succeed and grow. Haltli brings 16 years of business banking experience from other Siouxland financial institutions.

Also active in the community, Haltli serves as treasurer with the First Tee Program of Siouxland and is a member of the Small Business Development Corporation at Western Iowa Tech.

ChamberAnniversaries

The following are observing anniversaries as Siouxland Chamber of Commerce investors.

35 YEARS – 1984

BILLINGS AND COMPANY, INC.

Michael Billings
Sioux City

25 YEARS – 1994

Walding Chiropractic

Patrick Walding
Sioux City

20 YEARS – 1999

Bickford Cottage II / Memory Care

Jill Colling
Sioux City

MercyOne Breast Care Center

Fahima Qalbani MD
Dakota Dunes, South Dakota

Williams & Company Communications, Inc.

H Patrick Eriksen
Sioux City

15 YEARS – 2004

Hy-Vee Mainstreet

Shawn Brown
Sioux City

TravelPlus TLC

Phil Karpuk
Sioux City

10 YEARS – 2009

Art by Nature

Deb Gengler-Copple
Hubbard, Nebraska

Great Southern Bank - Downtown

Cindy Aspeotis
Sioux City

Great Southern Bank – Hamilton

Lori Brown
Sioux City

Great Southern Bank – Indian Hills

Lori Brown
Sioux City

Great Southern Bank - Morningside

Kay Semple
Sioux City

Great Southern Bank – Singing Hills

Amy Bohle
Sioux City

Great Southern Bank – South Sioux City

Jeanette Keairns
South Sioux City

JEO Consulting Group Inc.

Ethan Joy
South Sioux City

Universal Lubricants/Guarantee Oil

Mark Nolen
Sioux City

Whispering Creek Active Retirement Community

Jacque Kreber
Sioux City

5 YEARS – 2014

Heartland Payment Systems

Mark Carley
Salix, Iowa

Perry Creek Laundromat

Jeff & Annette Freking
Sioux City

Poppin' Bottles n' Brushes

Sarah Petersen
Sioux City

ChamberInvestors

MCDONALDS RESTAURANTS OF SIOUXLAND - SUNNYBROOK

Matt Lee
Sioux City
BEAUTYCOUNTER
Sarah Vander Pol
Doon, Iowa

Gotcha Covered of Siouxland

Laura Pedersen
Sioux City

KELLER WILLIAMS SIOUXLAND - TYLER ANDERSEN

Tyler Andersen
Sioux City
GREG GRUPP
Spirt Lake, Iowa

STANLEY ALAN FOODS, LLC

Stan Sherman
North Sioux City

SILVER STAR CAR WASH

Andrea Vetos
Sioux City

SILVER STAR CAR WASH/FLOYD BLVD

Andrea Vetos
Sioux City

SILVER STAR CAR WASH/SOUTH SIOUX

Andrea Vetos
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SILVER STAR CAR WASH/LAKE-PORT COMMONS

Andrea Vetos

Sioux City

DIOCESE OF SIOUX CITY/HOLY CROSS PARISH

David Hemann

Sioux City

DIOCESE OF SIOUX CITY/SACRED HEART

Terry Roder

Sioux City

DIOCESE OF SIOUX CITY/CATHEDRAL OF EPIPHANY

David Esquiliano

Sioux City

DIOCESE OF SIOUX CITY/MATER DEI

Dan Rupp

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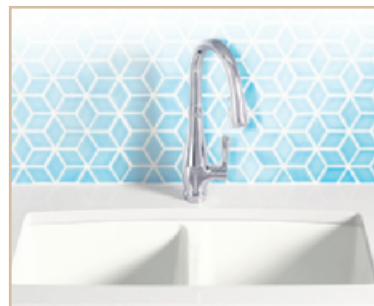


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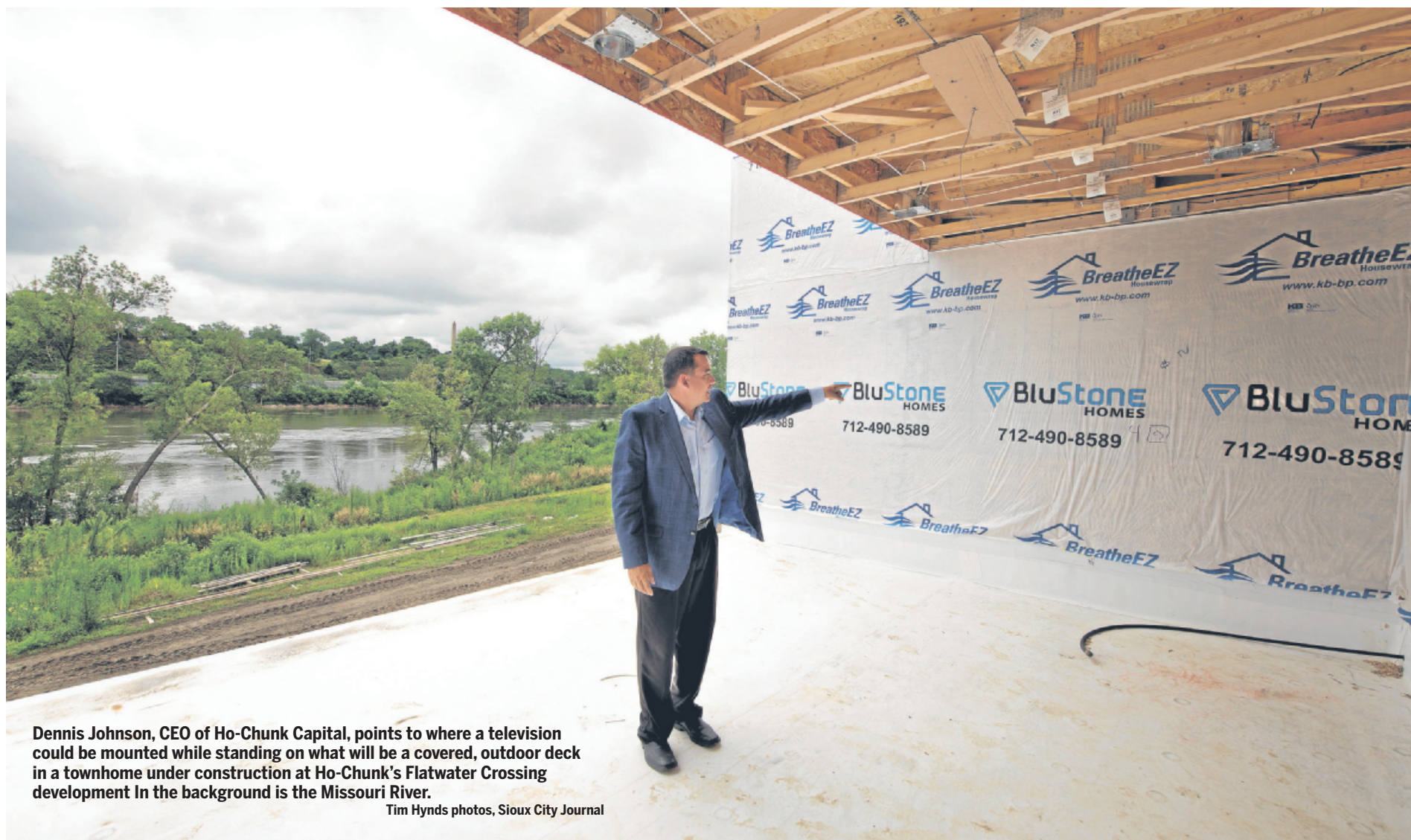


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Dennis Johnson, CEO of Ho-Chunk Capital, points to where a television could be mounted while standing on what will be a covered, outdoor deck in a townhome under construction at Ho-Chunk's Flatwater Crossing development. In the background is the Missouri River.

Tim Hynds photos, Sioux City Journal

Building on the riverfront

Flatwater Crossing housing addition advances in South Sioux City

MASON DOCKTER

Business Journal staff writer

SOUTH SIOUX CITY – Some of the first homes built at the Flatwater Crossing development on the South Sioux City riverfront are already occupied, while some others are on the market and more yet are soon to be completed.

The \$75 million, 200-acre residential project on the banks of the Missouri River is currently in “phase one,” a 70-acre parcel of 67 lots that will have town homes,

single-family homes, commercial space and roughly 200 apartment units. Phase one construction had a soft beginning last year and picked up steam this year.

The new neighborhood is taking shape just east of 29th and Veterans Drive on South Sioux City's southeast side.

Dennis Johnson, chief investment officer at Ho-Chunk Capital, the economic development and investment division of Ho-Chunk Inc., said the first phase is

expected to last for five to seven years. Ho-Chunk, owned by the Winnebago Tribe of Nebraska, is the developer of Flatwater Crossing.

“(It) will probably take the next several years,” Johnson said. “The first mixed-use building will be complete in the next few months actually, so we’ll have some new apartment units available, some commercial space.”

The entirety of the project, which is expected to take shape in

three phases, could take as much as 20 years to be completed. The development is expected to have 600 apartments, 400 single-family homes, commercial and retail space and parks and community areas.

“200 acres is a pretty sizable development, I mean the reality is, it’s probably a 15 to 20 year project, before the last lots are sold and completed,” Johnson said. “It’ll keep us busy for quite some time.”

One of the first park spaces at

the development is expected to be built by late summer or early fall. The development will eventually include a 67,000-square-foot village center, similar to a public square where pedestrians can visit shops.

A mixed apartment-commercial building at Flatwater Crossing was roughly 75 percent complete as of early August, and Johnson said leasing of the 14 apartments in the building would begin around the end of October. The first two



Homes, several under construction, are shown Aug. 12 at Ho-Chunk's Flatwater Crossing development in South Sioux City. The first phase of the \$75 million project on the banks of the Missouri River calls for development of 67 lots that will have town homes, single-family homes, commercial space and roughly 200 apartment units.

of three prospective commercial tenants for the mixed-use building have been "probably identified," Johnson said, but he could not yet publicly identify them.

The developers have promoted the idea that residents will be able to make a short walk from their homes to coffee shops, restaurants, small businesses and offices, and walking trails will lead to the river from the village center area.

Two single-family dwellings are already occupied, while two more are available for purchase. Other residences, including five town homes, are under construction.

Prices for the single-family dwellings start in the mid-\$200,000 range, going up from there. The first few that have sold fetched prices in the "low to upper" \$300,000 range, Johnson said.

Though rents are not yet finalized, Johnson said the apartments could range from the upper-\$900 to \$1,100 per month.

Planning for Flatwater Crossing began in 2014, and four spec homes were built at the site in 2018.

Johnson stressed that the residences at Flatwater are high quality, boasting "premium finishes" and "unique characteristics" including quartz countertops, custom kitchen cabinets, fireplaces, hardy siding and hardwood floors.

"We're not doing tract housing, so you're not going to drive through this development and see a few hundred of the same houses, just mixing up colors a little bit,"



Dennis Johnson poses in a third-floor hallway of a mixed-use building under construction that will have 14 apartments and 6,000 square-feet of office and retail space at Ho-Chunk's Flatwater Crossing development in South Sioux City.

he said.

Buyers can also purchase a lot and build their own home if they wish, and some lots have already been sold.

The need for quality housing in the area, Johnson said, is directly tied to Siouxland employers' on-going search for workers.

"It's a Catch-22. There's a huge need for a workforce, so most companies that I talk to, they're recruiting and they cannot fill for a good percentage of their open positions, but the catch is, there's not a lot of housing, too," he said.

Johnson said he's had to answer a huge volume of inquiries about the possibility of flooding in the river-adjacent plain. He said the

land has proved much less susceptible to flooding than some assume.

"That was my first question, I can assure you, because it was after 2012 when we bought it, and I thought I was going to be clever and ask that first question, and I have fielded that question 100 times since from various people and that was my first question too," Johnson said. "A., we're not in a flood zone, and B., in the highest water that anybody has seen from the Missouri River, it was not in any of our buildable area whatsoever. There has not been any water in any of the major Missouri River flooding events."



Johnson shows off the view from a third-floor apartment.



The entry to Flatwater Crossing in South Sioux City.



Siouxland
Chamber
of Commerce

NEW IMPROVEMENTS

Dr. Jeff Reinking of Tri-State Dental Care welcomed his new partner, Dr. Amber Reinking Wisner and new dentist, Dr. Robert Marx, at a recent ribbon cutting. For four generations, Tri-State Dental Care has been offering dental care in a professional and welcoming environment.



Siouxland
Chamber
of Commerce

WELCOME NEW MEMBER

At a recent meeting at Sioux City's Cone Park, the PlyWood Trail Foundation shared details of the project that will connect Sioux City, Hinton, Merrill and Le Mars. Luke Meyer official cut the ceremonial ribbon with a ride through. Representing the Foundation are Mary Davis, Barbara Ann Huculak, Dirk Lohry, Jeff Johnson, Katie Bak, Jeff Stanley, Matt Salvatore, Ryan Meyer, Lesley Bartholomew and Greg Grupp. The foundation has started raising funds for the \$18 million project.

NEW/SALE OR LEASE



303 W 24th Street

Very well-built free-standing brick office building which could be utilized as a medical/dental/service building. This 7,591 sf building sits on a .61 acre lot w/adjacent parking lots offering 30+ spaces. Located one-half block off Hamilton Boulevard w/20,000 VPD. Near the Hamilton Professional Plaza, restaurants, banks and the Marketplace Shops and Grocery.

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FOR LEASE



5730 Sunnybrook Drive

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FOR SALE



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Siouxland
Chamber
of Commerce

NEW IMPROVEMENTS

Shari Black, an independent sales director for Mary Kay Cosmetics, recently opened a studio space in downtown Sioux City where individual and group consultations can take place. The grand opening celebration for The Pink Parlour included mini-showcases from Black and other woman owned small businesses in Siouxland. Shown cutting the ribbon are Kelsey Gill, Cody Parrett, Shari Black, Rayn Campbell, Whitney Meier, Danielle Coughlin, Diane Birdwell, Jane Olorundami and Julie Hovland.



Siouxland
Chamber
of Commerce

NEW IMPROVEMENTS

A recent ribbon cutting celebrated the completion of the latest renovation of a Sioux City area McDonald's – this time at the Sunnybrook Drive location. Shown cutting the ribbon are general manager Matt Lee; owner Mark Wheeldon; supervisor Omar Samaniego; and owner Adam Wheeldon. The new décor and comfortable seating offers guests a warm feel.

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Vine & Branches Coffee is a local family owned & operated business located on the northside of Sioux City. We strive to give our customers the best organic ingredients. We offer organic coffees, teas, and real fruit smoothies. All our drinks are made using reverse osmosis water. We also have many protein powders available. Hold your next Bible study, business meeting, catch up with friends, or bring the whole family and play a board game or card game. Come check us out!

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Chamber of Commerce WELCOME NEW MEMBER

Shannon Stewart of Family Heritage was welcomed as a Siouxland Chamber member with a recent ribbon cutting. Shown taking part in the ceremony are Nicholas Stewart, Shannon Stewart, Sandra Stewart and Julia Stewart. Family Heritage offers supplemental insurance products that provide benefits beyond traditional health insurance, which helps individuals and families to focus on the patient, not the process.



Chamber of Commerce NEW IMPROVEMENTS

Camp High Hopes officials cut the ribbon for a new, high-flying adventurous giant swing. Pictured are Jacob Smith, Sherona Stewart, Kylie Hunter, Emily Croston, Bailey Sauer, Chris Liberto, camper Tiffani Johnson and Sarah Morgan. Regardless of disability, the Giant Swing is adaptable to everyone, which makes it the perfect therapeutic recreation tool to help campers build their self-esteem and overcome fears. Several business groups, including Dairy Queen of Siouxland, MidAmerican Energy, and Women United, made the swing possible through grants and donations.

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Chamber of Commerce NEW IMPROVEMENTS

Heartland Coffee and Nosh owner Stacy Orndorff cut the ribbon along with her family and staff. The popularity of the food truck’s sauces led the business to launch its own sauce line. Flavors include: chipotle, garlic aioli, tzatziki, beef hummus, cilantro lime and ranch. The sauces are available anywhere the food truck goes.



Chamber of Commerce WELCOME NEW MEMBER

Christopher Wurth, new director of Octapharma Plasma, Inc., was welcomed as a Siouxland Chamber member at a recent ribbon cutting. Pictured cutting the ribbon are Kat Bodlak, LPN; Bryce Bathes, assistant manager; Wurth; Mike Labs, quality supervisor and Judith Heeney, quality technician. Octapharma Plasma is a U.S.-based company that collects plasma used to create life-saving medicines for patients around the world.



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Dr. Nick Chicoine and his fiancé, Lexi Kohn, are shown cutting the ribbon for Chicoine's clinic, ADIO Chiropractic, which is a new Siouxland Chamber member. ADIO Chiropractic, which stands for Above, Down, Inside, Out, is a modern take on chiropractic care that focuses on empowering healthy living by creating independence.



To celebrate its 25th anniversary, the Dorothy Pecaut Nature Center hosted the Siouxland Chamber's July Rush Hour Connect. The event featured a mini version of what people can expect at the center's Nature Calls fundraiser on Sept. 21. Through generous donations, guests were able to sample craft beers from Marto Brewing Company and Jackson Street Brewing, and enjoy chili dogs from Milwaukee Wiener House, sides from Fareway Stores and the Sioux City Convention Center and soft drinks from Pepsi Cola of Siouxland. Each year, more than 60,000 people visit the nature center in Stone State Park, surrounded by over 1,000 acres of woodlands and Loess Hill prairies.



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CONGRATULATIONS



102 Sergeant Square, Sergeant Bluff

Congratulations to Sergeant Square, LLC on the purchase of the 148,131 SF former Convergys call center campus. Office and warehouse space is available for sale or lease.

NEW



503 1st St Sgt Bluff

2,184 SF retail building for lease. Easy access to property, parking at the door and a drive through. Ready for occupancy at a great lease rate. Perfect for a bakery, nail salon, hair salon, pharmacy, drive through coffee shop, or drive through liquor store.

NEW



121 5th Ave SW, Le Mars

2100 SF of retail or office space for lease in the Oak Tree Plaza. Great visibility with traffic counts of 9,100 VPD. The former Papa Murphy's space offers a wide open storefront, 2 small offices and a restroom in the rear. Build out allowance is negotiable.

Industrial



2900 Hwy 75 N

Former Iseman Homes office showroom & warehouse on 6 acres for sale. Ideal for trailer park, car dealership or industrial site.

Office



870 Cottonwood Ln, DD

Lowest lease rate in the Dunes! 13,210 sf call center comprised of 3 separate customer service areas, two training rooms, conference room, reception, four private offices & break room, & access to a common loading dock.

NEW



514 Clark St

32,200 SF general industrial property sitting on 2.07 fenced acres for sale or lease. Close to I-29 & business US-75. 2 levels with over 6,000 SF of office space. 16,800 SF of dry 15' clear warehouse storage & 8,142 SF 15'+ clear cooler.

NEW



4800 Stone Ave

Opportunity to expand into 11,000 SF for your growing congregation! Lower level could be leased to a tenant as it has a separate entrance with plenty of parking. 5+ acres for expansion & outdoor activities. Less than 1 mile east of busy Gordon Drive.

REDUCED



510 W 20th St

Flex building has finished reception, 5 offices, open work area, 2 restrooms, kitchenette, shop area, & 1,800 SF warehouse. Warehouse has three 10' x 10' OH doors & floor drains in bays.

Building Site



E 6th and C, SSC

Over six tenths of an acre available for sale - located directly across from newly re-branded Delta Hotel by Marriot and soon-to-be-built Riverview Surgical Center.

Office/Retail



3107 Gordon Dr

1,550 SF open floor plan, store room & restroom. Over 15,000 VPD! Space offers parking at the door & pylon signage facing Gordon Drive. *Can be combined with 3105 Gordon Dr for a total of 3,055 SF.

Retail/Office



414 Pierce St

Street level space for lease, which sees 8600 VPD. Includes storefront glass & private restrooms. Walking distance to restaurants, bars & shops all along 4th St.

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