

QUALITY OF LIFE



RIVERFRONT DEVELOPMENT

Construction is slated to begin in 2021. The multi-million dollar project will be completed in three phases over the next several years. Key pieces will include the Stockyards Garden Plaza, Event Lawn, Yoga Lawn, a soft surface playground for children with slides, two pavilions/plazas, two or three river overlooks, two basketball courts, dog park and recreational trail.



HOUSING

A varied selection of residential development can be found throughout the Siouxland region. Homes, apartments, condos and townhomes are available in a wide array of price ranges.

CULTURE & RECREATION

MAJOR ANNUAL EVENTS

Artsplash, Awesome Biker Nights, Downtown for the Holidays, Downtown Live Concert Series, Farmers Market, Greek Fest, Mardi Gras Gala, Rivercade Celebration, Saturday in the Park, The Big Parade, Dakota/Plymouth/Woodbury County Fairs

SPORTS

Sioux City Explorers (Minor League Baseball)
Sioux City Bandits (CPIFL)
Sioux City Musketeers (United States Hockey League Tier One)
Park Jefferson Speedway (Auto Racing)

PUBLIC RECREATION FACILITIES

1 Climbing Wall, 10 Golf Courses, 3 Disc Golf Courses, 1 Tubing Hill, 3 Swimming Pools, 5 Splash Pads, 42 Tennis Courts, 8 Pickleball Courts, 59 Parks, 50+ Miles of Bike Paths and Walking Trails

COUNTRY CLUBS

Dakota Dunes Country Club, Sioux City Country Club

BOATING & FISHING

Missouri River, Big Sioux River, Brown's Lake, Snyder's Bend

HUNTING

Game is abundant on both private and public property.

EVENTS CENTER

Tyson Events Center/Fleet Farm Arena

THEATRES

Orpheum Theatre, Sioux City Community Theatre, Lamb Productions

MUSEUMS/ATTRACTIONS

Freedom Park, LaunchPAD Children's Museum, Lewis & Clark Interpretive Center, MidAmerica Museum of Transportation & Aviation, Peirce Mansion, Sioux City Public Museum, Queen of Peace, Sioux City Railroad Museum, Sgt. Floyd River Museum & Welcome Center

SYMPHONY

Sioux City Symphony

ART

Sioux City Art Center



HEALTHCARE

Siouxland is home to three hospitals and a surgical center: MercyOne-Siouxland, UnityPoint—St. Luke's, Dunes Surgical Hospital and Riverview Surgical Center. MercyOne and St. Luke's both are regional medical centers providing a Trauma Center, Cardiac Unit, Neonatal Intensive Care Unit, and Substance Abuse Center. The Dunes Surgical Hospital provides acute care for surgical patients, providing the only lithotripsy in Siouxland. The Riverview Surgical Center is a state of the art surgery center offering the latest technologies, biologic injections, minimally invasive procedures, and more.

The area is home to over 300 physicians and surgeons and 53 dentists. Other healthcare services include a same day surgery center, burn unit and advanced cardiovascular care, substance abuse and psychiatric services, as well as a cancer treatment center and pulmonary services.

EDUCATION

The Siouxland community is nationally recognized for its commitment to excellence at all levels. Siouxland residents—whatever their age or academic level—enjoy an impressive array of options for primary, secondary, post-secondary, and continuing education.

Area K-12	Sioux City	Sgt. Bluff	South Sioux City	North Sioux City	Total
High Schools	3	1	1	1	6
Middle/Jr. High	3	1	1	1	6
Elementary	13	2	6	1	22
Parochial (PK-8)	4	0	0	0	4
Parochial (9-12)	1	0	0	0	1

The following are the colleges and universities in the Siouxland area:

Briar Cliff University	Sioux City, IA
Morningside College	Sioux City, IA
Northeast Community College	South Sioux City, NE
St. Luke's College	Sioux City, IA
University of South Dakota	Vermillion, SD
Western IA Tech	
Community College	Sioux City, IA



Sioux City Metro—Iowa, Nebraska, & South Dakota

COMMUNITY PROFILE



SHIOUXLAND AT A GLANCE

Metro Population

Woodbury County, IA	102,172
Plymouth County, IA	24,986
Dakota County, NE	21,006
Dixon County, NE	6,000
Union County, SD	14,399
Sioux City Metro	168,563

Climate

	Avg. High	Avg. Low
January	31	10
April	62	37
July	85	63
October	63	38

Average Rainfall	27.74 inches
Average Snowfall	36 inches

Source: USClimateData.com

Households by Income

	2000
# of Households	46,339
Median Income	\$38,563
	2010
# of Households	54,012
Median Income	\$44,569



The tri-state region of Iowa, Nebraska and South Dakota has much to offer—abundant career opportunities, affordable cost of living, quality education, safe communities, and a wide variety of amenities and recreational opportunities.

The Siouxland region is energized with progress.



NATIONAL RECOGNITIONS

Sioux City was named one of the **Top 10** Most Livable Small Cities in the U.S. by smartasset™

Sioux City Metro ranked **#1** for Economic Development Projects for populations of 50,000-200,000.



Best States for Jobs Nationally
Iowa #1, Nebraska #4, South Dakota #6



Data from Bureau of Labor Statistics and Census Bureau's American Community Survey

MAJOR EMPLOYERS

OVER 1000 Employees

Central Valley Ag
MercyOne Siouxland Medical Center
Seaboard Triumph Foods
Sioux City Community Schools
Tyson Fresh Meats
UnityPoint Health —St. Luke’s
Wells Enterprises Inc.

500-999 Employees

185th Refueling Wing IANG
City of Sioux City
Curly’s Foods
empirical foods
Ho-Chunk, Inc.
Hy-Vee Food Stores
Interbake Foods
MidAmerican Energy Co.
Sabre Industries
Tur-Pak Foods
Western IA Tech Comm. College

250-499 EMPLOYEES

1st Financial Bank USA/Credit Card
Americold Logistics
Boys & Girls Home/Family Services
CF Industries
FIMCO Industries
GELITA USA
Goodwill of the Great Plains
Great West Casualty Co.
Hard Rock Hotel & Casino Sioux City
K & B Transportation
Mid-Step Services
Morningside College
Northeast Community College
Northwest Area Education Agency
PREMIER Bankcard
Walmart Supercenters
WestRock
Wilson Trailer Company
WinnaVegas Casino Resort
Woodbury County



ECONOMIC INCENTIVES*

A wide variety of incentives are offered by our three states, the Siouxland region and our local communities. The following briefly summarizes the incentives that are available to companies locating or expanding in Siouxland.

**These economic incentives are generally based upon the number of jobs created, the average wage rate, and the overall capital investment.*

BUSINESS TAXES/CREDITS

Tax	Iowa	Nebraska	South Dakota
Corporate Income Tax Rates	First \$25,000—6% Next \$75,000—8% Next \$150,000—10% Over \$250,000—12%	First \$100,000—5.58% Over \$100,000—7.81%	None
Federal Income Taxes Deductible on State Forms	Yes—50%	No	N/A
Apportionment Formula (Used to Determine % Total Business Income Attributed to the Taxing State)	Sales 100% (on profits from sales in state only)	Sales 100% (on profits from sales in state only)	N/A
Tax Incentive for Job Creation	Yes	Yes	N/A
Investment Tax Credits	Yes	Yes	N/A
R & D Tax Credits	Yes	No	N/A
Sales/Use Tax on Industrial Machinery & Equipment	No	No	Yes—4.5%
Inventory Tax on Goods in Transit	No	No	No
Tax on Manufacturers’ Inventories	No	No	No

PERSONAL INCOME TAX RATES—2019

Iowa

\$0+	0.33%
\$1,638+	0.67%
\$3,276+	2.25%
\$6,552+	4.14%
\$14,742+	5.63%
\$24,570+	5.96%
\$32,760+	6.25%
\$49,140+	7.44%
\$73,710+	8.53%

Nebraska—Joint Return

\$0+	2.46%
\$6,290+	3.51%
\$37,760+	5.01%
\$60,480+	6.84%

South Dakota—None

State

Forgivable and low-interest loans, grants, tax credits and refunds, as well as job-training programs.

Local Communities

Low-interest and forgivable loans, tax abatements and tax increment financing.

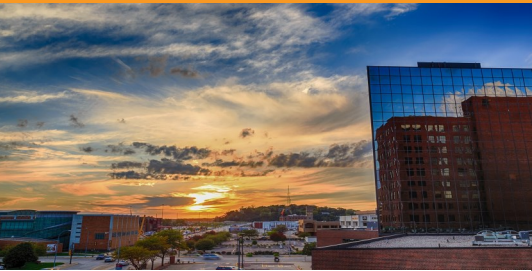
COST OF LIVING*

A score less than 100 means lower than the U.S. average. Above 100 means more expensive than the U.S. average.

Miscellaneous Goods & Services	97
Transportation	68
Housing	50
Health Care	115
Utilities	92
Food & Groceries	94
TOTAL (AVG)	78

**Compared to the national average of 100, the average cost of living was 78 according to Sperling’s Best Places.*

The trade area is comprised of 265,000 people within a 50-mile radius of Sioux City.

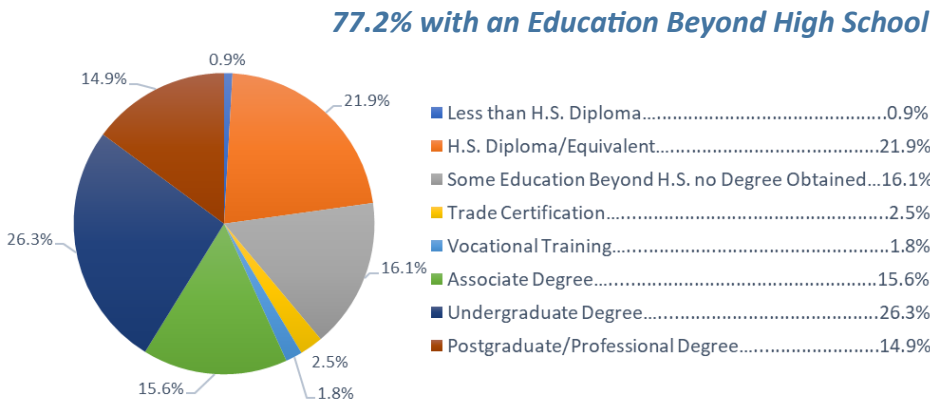


LABOR FORCE

Sioux City MSA	July 2020	July 2019
Labor Force	92,100	95,300
Employment	86,800	92,500
Unemployment	5,400	2,800
Unemployment Rate	5.8%	2.9%

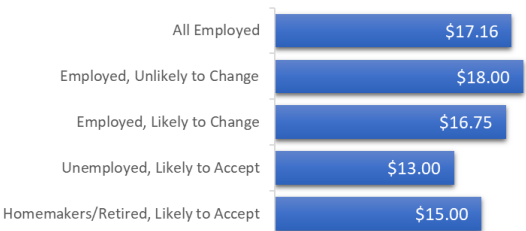
2019 LABORSHED STUDY

Highest Level of Education Attained (All Employed)



Wages (By Employment Status)

Median Hourly Wage



Median Annual Salary



TRANSPORTATION

With its centralized location, Siouxland cities have access to excellent air, rail, highway, Interstate, water and pipeline transportation networks. Unlike single state locations, the tri-state location provides extraordinary options, choices and ease of accessibility to economical transportation, linking the region to Midwest, U.S. and world destinations.

HIGHWAYS/TRUCKING

Interstate Highway	I-29
U.S. Highways	3 (US 20, 75 & 77)
Motor Freight Carriers	53
Local Terminals	31

AIR SERVICE

Airport Sioux Gateway Airport/
Brigadier General Bud Day Field

Length of Runways	9,002 ft. 6,600 ft.
Time to Downtown	7 minutes

RAIL SERVICE

Railroads BNSF
Union Pacific

BARGE SERVICE

Barge Terminal Big Soo Terminal

PROXIMITY TO MARKETS

City	Miles	Days by Railroad (Carload)	Days by Motor Freight (Truckload)
Atlanta	1,062	2.5	3.5
Chicago	494	1	1
Denver	600	2	2
Des Moines	200	1	1
Kansas City	298	1	1
Los Angeles	1,683	3	5
Milwaukee	491	2	1
Minneapolis	281	1	1
New Orleans	1,100	2.5	3.5
New York	1,309	3	4
Omaha	96	1	1
St. Louis	529	2	1.5