CITY OF
SERGEANT BLUFF
REMEMBER THE PAST, EMBRACE THE FUTURE

Sergeant Bluff Industrial Park

117 ACRE SITE

The Sergeant Bluff Industrial Park in Sergeant Bluff, Iowa was evaluated and certified by McCallum and Sweeney and is listed by the State of Iowa as a Certified Site. The site is zoned as Light Industrial/Light Manufacturing.

UTILITIES

All listed utilities are available on or adjacent to the industrial park.

Electricity Service:

Provider	MidAmerican Energy
Line Voltage	12.47kV, 3-phase
Electric Capacity at Site	5 MW

Natural Gas:

Transmission Company	Northern Natural Gas
Distribution Company	MidAmerican Energy
Distribution Line	4" @ 40 PSI
Nearest Transmission Line	12" @ 300 PSI

Water Distribution and Treatment:

Provider	City of Sergeant Bluff
Size of Nearest Water Main	12"
Daily Capacity	840,000 GPD
Daily Treatment Capacity	2.6 MGD

Waste Water Treatment:

Provider	City of Sergeant Bluff
Size	10"
Capacity	1MG

Telecommunications:

Provider	Long Lines, LLC
Service	Redundant Fiber

AREA EDUCATIONAL OPPORTUNITIES

Sergeant Bluff-Luton K-12	Sergeant Bluff, IA
Briar Cliff University	Sioux City, IA
Morningside College	Sioux City, IA
Western Iowa Tech CC	Sioux City, IA
Wayne State College	So. Sioux City, NE
Northeast Community College	So. Sioux City, NE
University of South Dakota	Vermillion, SD

TRANSPORTATION

Nearest 4-Lane Highway (US HWY 20)	3.8 miles
Nearest North/South Interstate (I-29)	0.25 miles
Nearest East/West Interstate (I-80)	70 miles
Commercial Air Service (Sioux Gateway SUX)	1.5 miles
Missouri River Barge Service (SOO Terminal)	4.5 miles

Area Rail Service (Union Pacific and BNSF Railroads)

SERGEANT BLUFF LABOR MARKET

Total Population	4,550
Within 30-Minute Radius	129,000
Total Households	1,604
Median Household Income	$79,950
Per-Capita Income	$28,635

SIOUX CITY MSA LABOR MARKET

Total Population	168,600
Civilian Labor Force	91,100
Total Households	54,137
Median Household Income	$44,569
Per-Capita Income	$48,553

SITE INCENTIVES

The Sergeant Bluff Industrial Park is in a Tax Increment Financing (TIF) District. Additional state and local incentives are available.

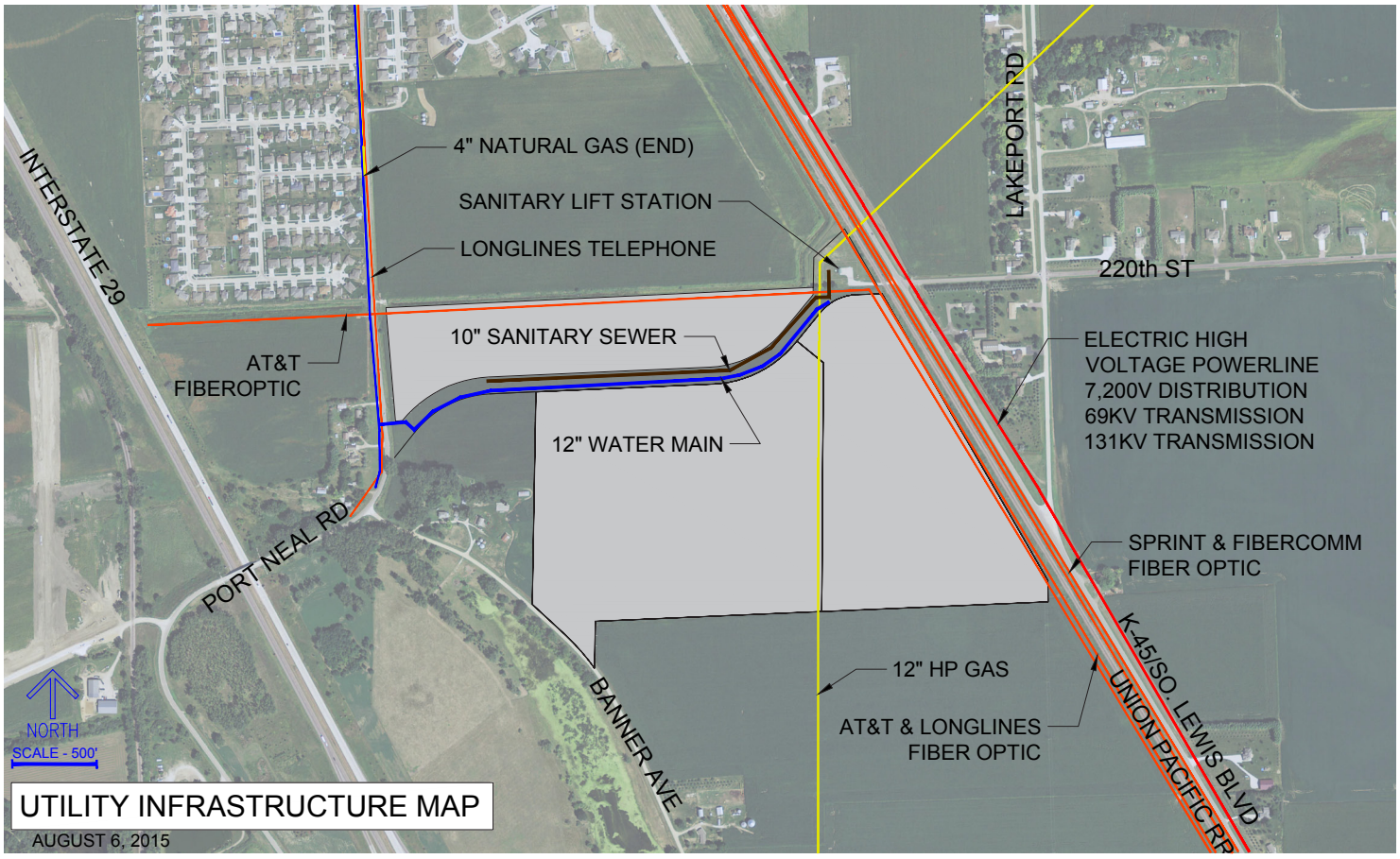
MAJOR AREA EMPLOYERS

Mercy Medical Center
Well's Blue Bunny
Seaboard-Triumph Foods
Jolly Time Popcorn
Sue Bee American Honey
CF Industries
Tyson Fresh Meats
Gelita, USA
Interbake Foods
MidAmerican Energy
Great West Casualty
AGP
185th Air Refueling Wing of the IA Air National Guard

SITE SELECTION MAGAZINE

For the third year in a row, Site Selection Magazine has named the Sioux City MSA, of which Sergeant Bluff is a part, as the small-sized metro area with the most economic development projects (2015, 2016, 2017)

SERGEANT BLUFF PARK



UTILITY INFRASTRUCTURE MAP

AUGUST 6, 2015