



BUSINESS AND DEVELOPMENT OPPORTUNITIES IN SIOUX CENTER, IOWA

MANY REASONS TO CHOOSE SIOUX CENTER:

Business Climate:

- ✓ Fully developed Industrial Parks available
- ✓ Over 2,300 people employed by well-known companies that chose Sioux Center as a location

Location:

- ✓ Situated on U.S. Highway 75 and BNSF Railroad line.
- ✓ Largest city in Sioux County

Municipally Owned:

- ✓ Electric, natural gas, water, and sanitary sewer utilities are owned and operated by the city.

Continued Growth:

- ✓ Community of over 7,000 people with a 17.4% increase in population over 10 years



City of Sioux Center
335 1st Avenue NW
Sioux Center, IA 51250
(712) 722-0761
www.siouxcenter.org

WHEN LOOKING TO BUILD A NEW BUSINESS, EXPAND, OR RE-LOCATE...CONSIDER SIOUX CENTER

Sioux Center's growth and modernization has been steady through the years. Modern streets, underground electric and telephone, fiber optic cable, well-kept homes, and beautiful trees make Sioux Center a clean and attractive city. The people of Sioux Center are friendly, charitable, cooperative, community-minded and very productive.

ENERGY EFFICIENCY PROGRAM

With our partner, Missouri River Energy Service, we are able to offer rebate incentives for our industrial and commercial customers through Bright Energy Solutions. These rebates include: cooling and chiller upgrades, retrofitting existing lighting to more energy efficient models, new construction lighting, installing variable frequency drive motors and drivers (VFDs), and other customer projects.



INDUSTRIAL SITES AVAILABLE

	ACRES	ELECTRIC PRIMARY	GAS MAIN	WATER MAIN	SEWER MAIN
Bio-tech Industrial Park	170	12,500	4"	12"	12"
Industrial Park B	30	12,500	4"	12"	12"
Industrial Park C	15	12,500	4"	12"	12"
Industrial Site - West	20	12,500	4"	12"	12"

Sioux Center's Fire Insurance Class rating is 3 and incentives are available for each industrial site.

TRANSPORTATION

US Highway 75 serves Sioux Center. Interchanges to I-90 and I-29 are 35 miles away.

Railroad ~ Sioux Center is served by Burlington Northern Santa Fe Railroad. Piggyback ramp is available within 45 miles.

Airport ~ The Sioux Center Airport has a 3,800 foot, hard-surfaced, lighted runway; a UNICOM system, NDB approach, fuel, hangars, and FBO. Visit the website at siouxcenteraviation.com or phone is (712) 722-2293

Commercial air service is available at the Sioux Gateway Airport (Sioux City, IA) which is 55 minutes away or the Sioux Falls Regional Airport (Sioux Falls, SD) which is 65 minutes.

METRO AREA DISTANCES

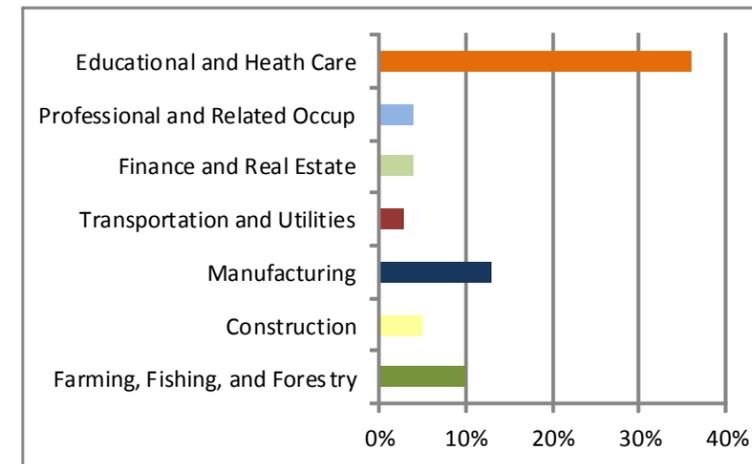
CITY	DISTANCE (miles)
Atlanta, GA	1,100
Chicago, IL	550
Denver, CO	650
Des Moines, IA	220
Kansas City, MO	350
Los Angeles, CA	1,725
Milwaukee, WI	500
Minneapolis, MN	250
New Orleans, LA	1,210
New York, NY	1,385

UTILITY INFORMATION

Water		Electric	
Provider Name:	Sioux Center Municipal Utilities	Provider Name:	Sioux Center Municipal Utilities
Rated Capacity (mgd):	2.3000	Peak Demand (KW):	25,080
Average Capacity:	0.8400	Generation Capacity (KW):	0
Peak Capacity (mgd):	1.6000	Customers Served (state):	2,591
Storage Capacity (gallons):	1,150,000	Customers Served (system):	2,591
Sewer		Natural Gas	
Provider Name:	Sioux Center Municipal Utilities	Provider Name:	Sioux Center Municipal Utilities
Average Rated Capacity (mgd):	1.8000	Pipeline Source:	NNG
Average Daily Demand (mgd):	1.0000	Customers Served (state):	2,131
Peak Capacity (mgd):	4.0000	Customers Served (system):	2,131

Telecommunications are provided by Premier Communications. DSL, Fiber Optics and Switch Services are available.

EMPLOYMENT BY POPULATION



This chart illustrates that the top three employment industries are Educational and Health Care, Manufacturing, and Farming. Sioux Center is home to Dordt College which employs many faculty and staff. Manufacturing is another top industry as some of the largest employers of Sioux Center are plant/manufacturing jobs. Farming also ranks high as agriculture is the base of Sioux Center's economy and still supports the rural population with ag-related business.

SIOUX CENTER LARGEST INDUSTRIES EMPLOYERS, 2010

EMPLOYER	EMPLOYEES
Pella Corporation	391
Farmer's Coop	245
Golden Crisp Premium Food	240
Sioux Preme Packing	230
Interstates	154
Groschopp, Inc.	150
Link Manufacturing	140
Nemschoff Chairs	113
TransOva Genetics	99
Vet Pharm	89
Sioux Automation	86
Siouxpreme Egg Products	80
Sioux Biochemical	32

TAXATION STRUCTURE

Assessed City Valuation (2010): \$226,206,770
General Obligation Debt: \$7,560,000
Tax Rate per \$1,000 assessed value: \$36.65
Local Sales Tax: 1%
State Sales Tax: 6%





DEMOGRAPHICS & COMMUNITY INFORMATION

Excellent Place to Call Home

Sioux Center is ideally located in northwest Iowa, only 35 miles from I-29 and I-90, midway between Sioux City, Iowa and Sioux Falls, South Dakota.

- ☞ Newly constructed 18-hole professional golf course
- ☞ Pleasant 2.9 mile bike and walk trail through town
- ☞ Attractive and neat appearance of housing & businesses

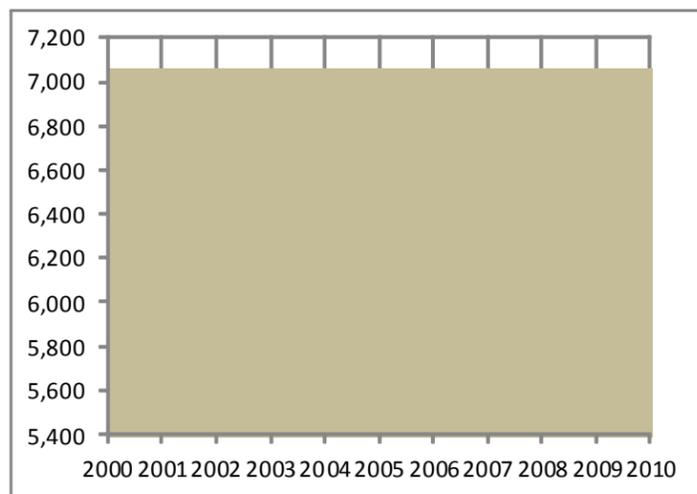
Sioux Center continues to experience growth and housing continues to prosper. There are many lots available which are located on the new golf course or one-acre lots on the edge of town. Regardless of the location where you choose to call home, Sioux Center remains a clean, attractive, and family-friendly city.

Population 2010:	7,048
Med Household Income in 2009 Est:	\$56,680
Med Household Value in 2009 Est:	\$152,601
Average Age:.....	26.4
Non-Hispanic Origin:	91.1%
Hispanic Origin:	7.6%
High School Graduates:	79%
Four Year Degree or More:	38.7%
Cost of Living Index is low at 79.6 (U.S. average is 100)	
Source: US Census and City-Data	

Dining, Worship, Healthcare and Services

You will never go hungry in Sioux Center as there are over 15 places to eat. Choose from pizza, Chinese, Mexican, Steakhouse, drive-thru, or dine-in, whichever taste you desire you won't be disappointed. Sioux Center also offers nearly 20 congregations and denominations from which to choose. There are also three health facilities, Sioux Center Community Hospital, Sioux Center Medical Clinic, and Greater Sioux Community Health Center. Serving our city, and surrounding area, is the Sioux Center Fire Department which consists of over 40 volunteer firemen and include two fire stations and a wide range of equipment and the Sioux Center Ambulance, consisting over 30 volunteer members and a newly constructed EMT garage.

SIoux CENTER POPULATION GROWTH



Source: US Census

LOCAL GOVERNMENT

Type of Government:.....	Council, Mayor
Comprehensive City Plan:.....	Yes
Year Plan Completed:	2004
Strategic City Plan:.....	Yes
Year Plan Completed:	2010
City Zoning Ordinance in Effect:.....	Yes
County Zoning Ordinance in Effect:	Yes
Percent of Street Paved	99

Parks & Recreation

Over 265 acres of park/recreation areas are available that provide playground equipment and shelter houses. Parks include: Children's Park, Central Park, Regency Park, Tower Fields, Crown Pointe Park, Westside Park, Country View Park, and Ridge Park

Open Space Park

- ☞ Lighted baseball, football, and softball fields
- ☞ Lighted tennis courts
- ☞ All-weather 400 meter rubber track

All Seasons Center

- ☞ 2 indoor pools, 2 outdoor pools, hot tub
- ☞ Indoor ice arena (NHL rink)
- ☞ Senior Center
- ☞ www.allseasonscenter.org or (712) 722-4386

Sandy Hollow Recreation Area

- ☞ Swimming
- ☞ Fishing
- ☞ Camping
- ☞ Picnics and firepits

Bike Trail

- ☞ 2.9 miles of paved trail through town
- ☞ 3.0 miles of paved trail connecting Sioux Center to Sandy Hollow

The Ridge Golf Course

- ☞ New 18-hole course and residential area
- ☞ www.siouxcenteridge.com or (712) 722-4866

Dordt College Recreation Center

- ☞ Indoor track
- ☞ 3 basketball/tennis/volleyball courts
- ☞ Weight room
- ☞ Racquetball courts

Recreation Programs

There is always an opportunity, young or old, to be involved with programs. There is softball, soccer, gymnastics, volleyball, and many more activities.

Energy Efficiency Program

Sioux Center, along with partner Missouri River Energy Service, offers rebate incentives for our residential electric and gas customers through Bright Energy Solutions. Future energy rebates will be available for HVAC systems, lighting, and household appliances.

Schools/Education

Sioux Center Public School District

- ☞ Sioux Center has an elementary school, middle school, and a high school with an enrollment of 1,060 students.

Christian School Districts

- ☞ Sioux Center Christian School has classes Kindergarten through 8th grade and has an enrollment of more than 401 students.

College Education

- ☞ A Christian liberal arts school, Dordt College, is located in Sioux Center and is fully accredited with an enrollment of 1,330 students.
- ☞ Northwestern College, located 15 miles from Sioux Center, has an enrollment of about 1,206 students.
- ☞ Northwest Iowa Community College, only 25 miles from Sioux Center, has an enrollment of 1,615 students.

Arts, Culture, & Entertainment

Public Library

A new public library was built in 2008, which boasts over 21,000 square feet that includes computers, archive department, audio books, DVD's, and even Wii playstations. Open Monday-Saturday, phone (712) 722-2138. www.siouxcenter.lib.ia.us

Te Paske Theatre

Choose from play performances to a symphonic orchestra throughout the year.

Cinema 5 Movie Theatre

Located in the Centre Mall, holds five screens showing the latest releases.

Visit www.fridleytheatres.com for showings.

Centre Mall

The 100,000 square foot enclosed mall provides additional retail services to our area.



The Ridge Golf Course Clubhouse

