



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Sharp

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 8/24/2026

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)—2R-97

CONST. PHASE NO: NHSX-012-1(048)—3H-97

PARCEL NO: 35

POSSESSION DATE: 8/20/2026

FORMER OWNER: Cosmic, LLC

ADDRESS: 2520 & 2508 Gordon Dr.
Sioux City, Iowa
51106

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Canopy 38' by 52' (1,976 sq. ft.)	Concrete/Steel	Canopy	Demolish
Building 50' x 80' (4,000 sq. ft.)	Concrete	Convenience Store Building	Demolish
On-Premise Sign 6' wide x 30' tall	Concrete	Sign	Demolish
Utility Shed 8'x12'	Wood	Storage	Demolish
Concrete Paving (22,400 sq. ft.)	Concrete	Driveway/Parking	Demolish
Wood Fence 30 Ft. Long	Wood	Fence	Demolish
Retaining Wall (142 feet long)	3/4 Wood, 1/4 Concrete Block	Retaining Wall	Demolish – See Comments

Approximate location of parcel

See address above - 2520 & 2508 Gordon Dr. Sioux City, Iowa 51106

Comments

Note* - remove the wall to two feet below the finished grade (for the demo) and remove the adjacent paving. Both operations will need to be done very carefully to not disturb the adjacent house. As part of that enough fill needs to be brought in to keep the top of wall at least two feet below the finished grade, maintain drainage, and provide a finished slope that can be mowed (no steeper than 6:1).

Note* - Water **HAS NOT** been turned off. Meter was pulled and last reading taken but shut off valve was unable to be found. (City of Sioux City) Water Dept.- Frank Post (712)-898-0895 or office 712-279-6132.

Note* - DO NOT DISTURB – Dedicated SW East Side & North Side City Sidewalk’s – Keep intact.

Note* - Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy.

Sioux City Requirements:

1. The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor
2. Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm
3. ROW permits are required through engineering for traffic impacts
4. Water service is disconnected at the corporation stop.

5. Sanitary sewer is disconnected within 5 ft of the property line

6. Storm sewer disconnects at the point of connection

7. An inspection from City Utilities is required before a demo permit is issued.

Leave the public sidewalk on the south side of the property and remove all the rest of the pavement on the property.

Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒N/A

City Utilities

Location of septic system (if known) ☒N/A

City Sewer, Will need capped at demolition

Utilities have been notified.

Yes ☒

No ☐

N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required?

Yes ☐

No ☒

Buildings to be boarded or secured?

Yes ☒

No ☐

Tanks were secure upon possession?

Yes ☐

No ☐

N/A ☒

By copy of this memo we are also requesting an asbestos inspection.

MDS

- cc:
- Don Johnson, Location and Environment Bureau

Eric Wright, Right of Way Design.

Brennan Dolan, Location and Environment Bureau

Jessica Felix, District 3 Engineer

Shane Tymkowicz, Assistant District 3 Engineer

Jason Klemme, District 3 Construction Engineer

Mat Gogerty, Property Manager

John Newell, Property Manager

Stacy Ryan, Contracts Bureau

Mustafa Qaisi, Contracts Bureau

Parcel File

Woodbury County, IA / Sioux City

Summary

Parcel ID 894734204003
Alternate ID 455250
Property Address 2508 GORDON DR
SIOUX CITY
Sec/Twp/Rng 34-89-47
Brief Tax Description CB RUSTIN & CO AUD PLAT BLK 11 LOT C LOT D (EX PART TO CITY FOR ST)
(Note: Not to be used on legal documents)
Deed Book/Page [2022-06212 \(5/18/2022\)](#)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Zoning GC - General Commercial
District 0087 SIOUX CITY CITY/SIOUX CITY SCH
School District SIOUX CITY COMM
Neighborhood Commercial - Morningside

Owner

Deed Holder
[COSMIC LLC](#)
[302 1ST ST](#)
SERGEANT BLUFF IA 51054
Contract Holder
Mailing Address
COSMIC LLC
302 1ST ST
SERGEANT BLUFF IA 51054

Land

Lot Area 0.12 Acres ;5,180 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/16/2022	COUNTRY STORES OF CARROLL LTD	COSMIC LLC	2022-06212	No consideration	Deed	Y	\$0.00
8/1/2013	KEENE AGNES M ESTATE	COUNTRY STORES OF CARROLL LTD	731-1842	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$75,000.00

☐ Show There are other parcels involved in one or more of the above sales:

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$51,800	\$51,800	\$17,000	\$17,000	\$15,500
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$1,200
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$51,800	\$51,800	\$17,000	\$17,000	\$16,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$51,800	\$51,800	\$17,000	\$17,000	\$16,700

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID 894734204015
Alternate ID 455236
Property Address 2520 GORDON DR
SIOUX CITY
Sec/Twp/Rng 34-89-47
Brief Tax Description CB RUSTIN & CO LOT A LOT B & LOT Q (EX PT RD ROW) AUD PLAT BLK 11
(Note: Not to be used on legal documents)
Deed Book/Page [2022-06212 \(5/18/2022\)](#)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Zoning GC - General Commercial
District 0087 SIOUX CITY CITY/SIOUX CITY SCH
School District SIOUX CITY COMM
Neighborhood Commercial - Morningside



Owner

Deed Holder
[COSMIC LLC](#)
[302 1ST ST](#)
SERGEANT BLUFF IA 51054
Contract Holder
Mailing Address
COSMIC LLC
302 1ST ST
SERGEANT BLUFF IA 51054

Land

Lot Area 0.62 Acres ;26,975 SF

Commercial Buildings

Type	Base Area	Year Built
Store - Convenience	4000	1997

Yard Extras

#1 - (1) Canopy - Lighted 1,976 SF, Steel, High Pricing, Built 1998
#2 - (2) Tank - Underground Steel - Single Wall, 8,000 Gal, 8 Pump Stations, Built 1990
#3 - (1) Tank - Underground Steel - Single Wall, 10,000 Gal, 4 Pump Stations, Built 1990
#4 - (1) Paving - Concrete 22,400 SF, Concrete Parking, Average Pricing, Built 1997

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/16/2022	COUNTRY STORES OF CARROLL LTD	COSMIC LLC	2022-06212	Normal	Deed	Y	\$600,000.00
7/27/2007	HOG'S HEAD INC	COUNTRY STORES OF CARROLL LTD	692-10737	NO CONSIDERATION	Deed		\$0.00
7/25/1997			379-64	TRANSFER OF PARTIAL INTEREST	Deed		\$25,000.00

☐ Show There are other parcels involved in one or more of the above sales:

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$269,800	\$269,800	\$159,700	\$159,700	\$146,300
+ Assessed Building Value	\$518,700	\$518,700	\$451,700	\$451,700	\$775,400
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$788,500	\$788,500	\$611,400	\$611,400	\$921,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$788,500	\$788,500	\$611,400	\$611,400	\$921,700

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

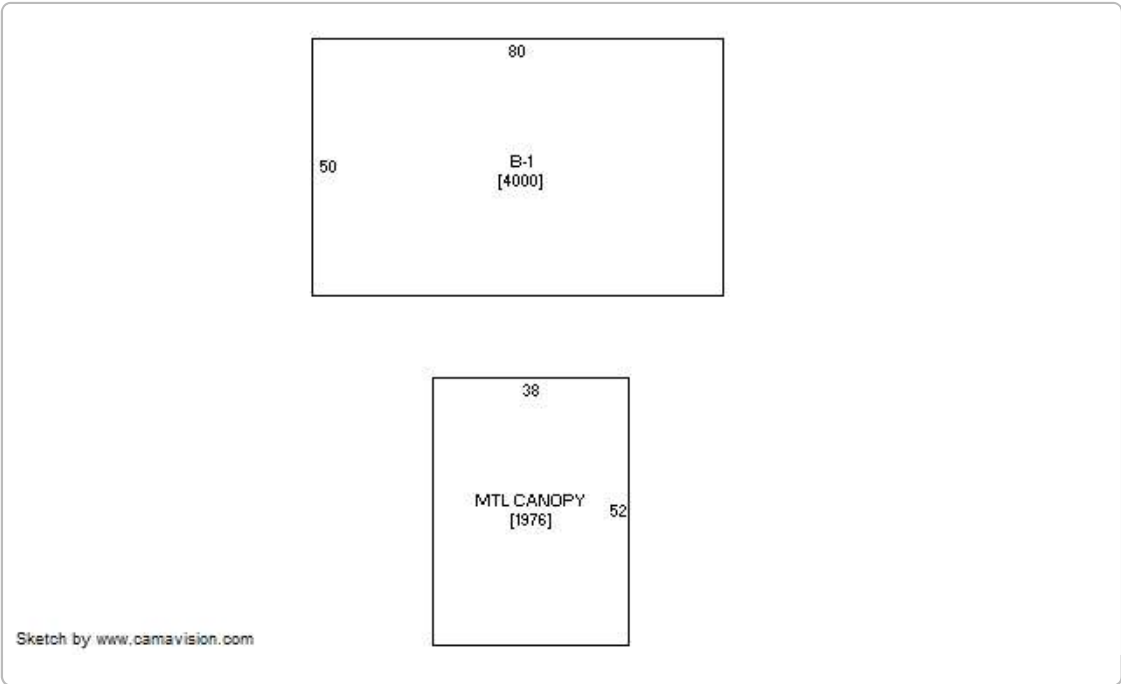
Sioux City Tax Credit Applications

Apply for Homestead or Military Tax Credits

Photos



Sketches



No data available for the following modules: Residential Dwellings, Agricultural Buildings, Permits, Woodbury County Tax Credit Applications, Sioux City Board of Review Petition.

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 **SCHNEIDER**
GEOSPATIAL

OFFICE OF CITY ENGINEER

CITY OF SIOUX CITY
SEWER PERMIT

PERMIT NO.: C02186

PARCEL: 455235 ADDITION:

BLK:

HOUSE: 2520 STREET: GORDON DR

TAP FEE:

DEEDHOLDER: CONTRACT BUYER:
LEONARD CHARLES J &
2512 GORDON DR

LOCATED: ON THE SOUTH SIDE OF GORDON DR .0 FEET
FROM OUT OF BACK OF INLET SOUTH WEST COR. S. LINN ST & GORDON DR

STUB: DEPTH: .0 LOCATION:

SHEET: 113

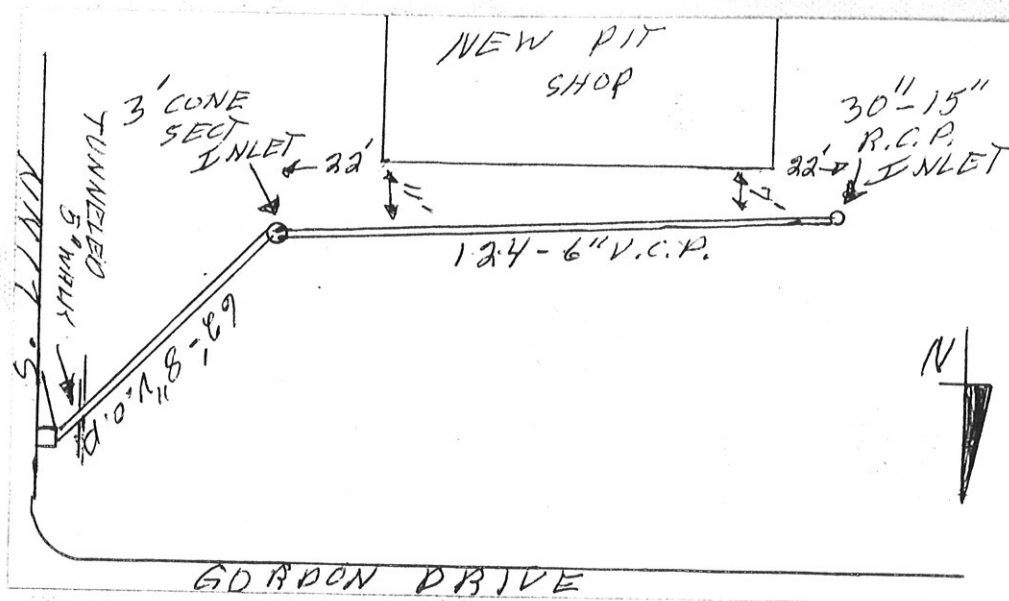
Type Codes (3 letters): ST=Storm, SA=Sanitary, REC=Reconnect for either ST/SN
STS/SAS=Stub out, STC/SAC=Connection, STR/SAR=Repair, STD/SAD=Disconnect

Type Contractor
STC UTILITIES UNLIMITED

10/13/1997

Date

Issued by
J_RICH



9-3-97
M.R.C.

OFFICE OF CITY ENGINEER

CITY OF SIOUX CITY
SEWER PERMIT

PERMIT NO.: C02187

PARCEL: 455235 ADDITION:

BLK:

HOUSE: 2520

STREET: GORDON DR

TAP FEE:

DEEDHOLDER:
LEONARD CHARLES J &
30671 K-18 SO

CONTRACT BUYER:

LOCATED: ON THE SOUTH SIDE OF GORDON DR 130.0 FEET WEST
FROM THE M.H.@ LINN & GORDON DR (DISCONN PERMITS 2112-C & 2113-C, OLD STUB
PERMIT # 10143 MAY HAVE WENT TO GORDON DR & NOT LINN ST)
STUB: DEPTH: .0 LOCATION: SHEET: 113

Type Codes (3 letters): ST=Storm, SA=Sanitary, REC=Reconnect for either ST/SN
STS/SAS=Stub out, STC/SAC=Connection, STR/SAR=Repair, STD/SAD=Disconnect

Type Contractor
SAC UTILITIES UNLIMITED

10/13/1997

Date

Issued by
J_RICH

County & Project No. Woodbury NHSN-012-1(39)--2R-97

Parcel No. 35

Date of Possession 8/20/26

Seller Cosmic, LLC

☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

SIGNED Matt Shupe

SIGNED FZlanger 8-20-26



(File Copy)

County & Project No. Woodbury NHSN-012-1(39)--2R-97

Parcel No. 35

Date of Possession 8/20/26

Seller Indigo, LLC

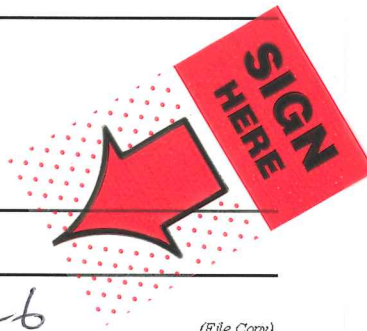
☒ Possession Warrant delivered in person on this date.

☐ Possession Warrant to be mailed directly to payee.

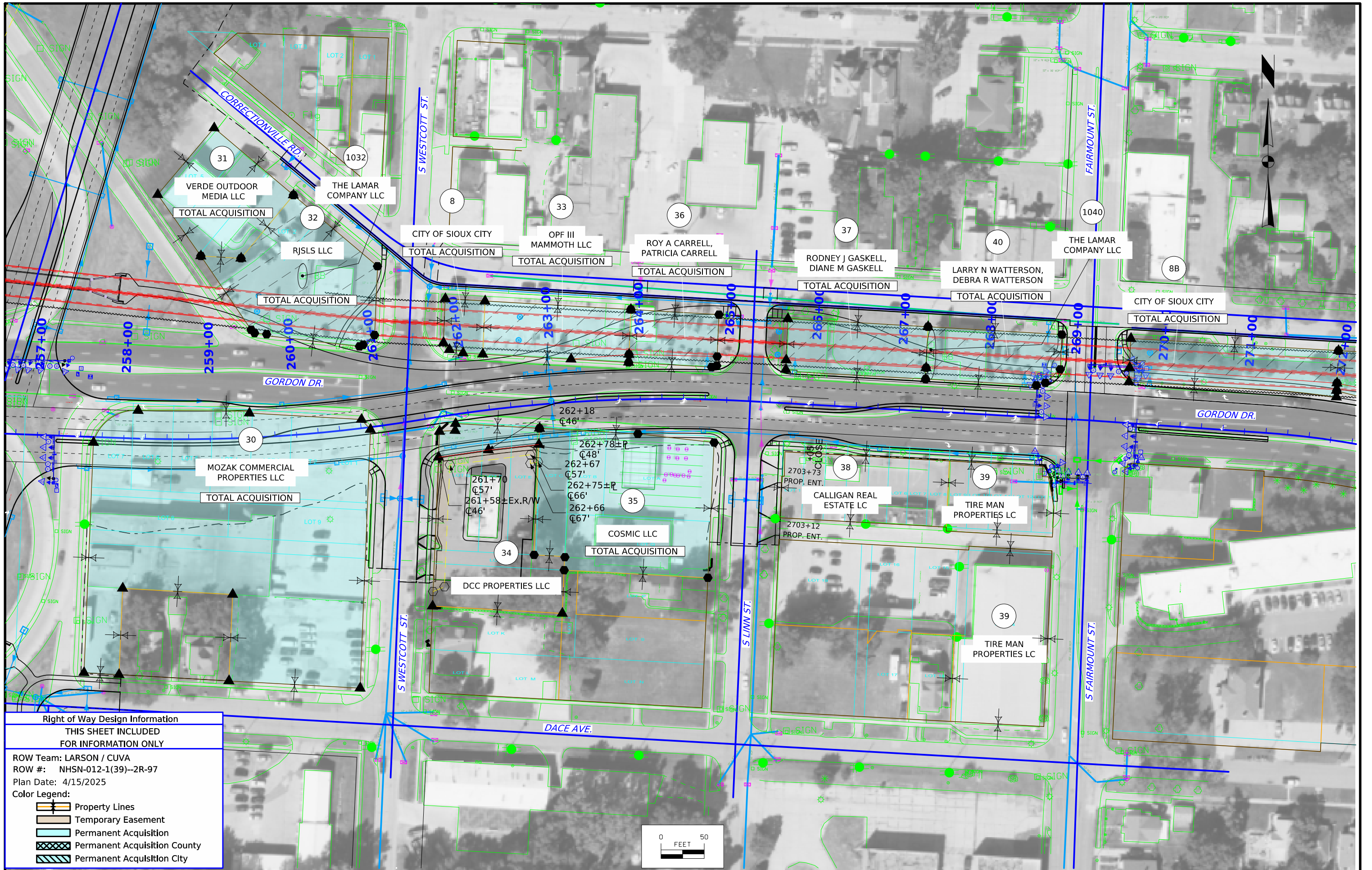
SIGNED Matt Shupe

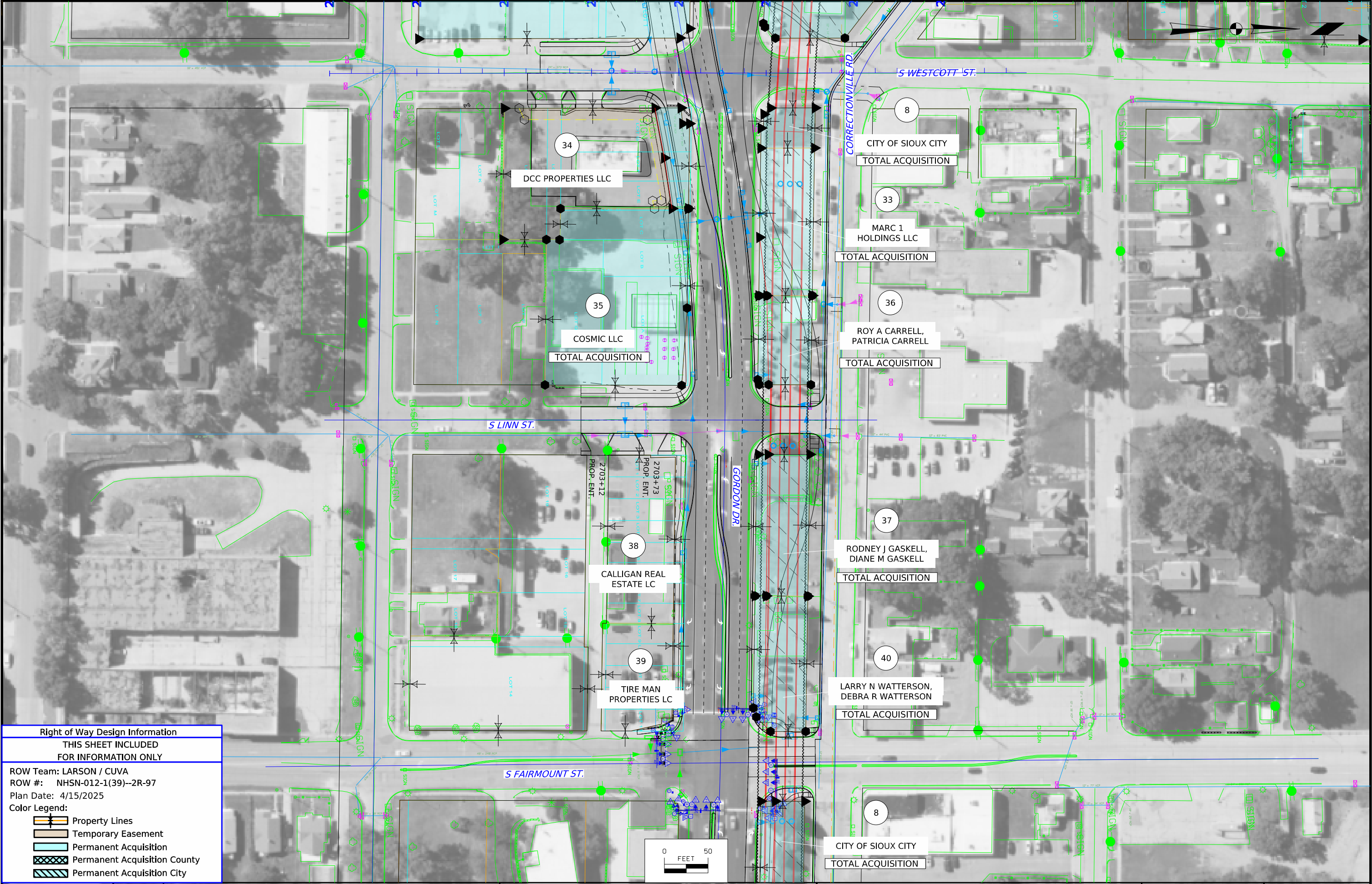
SIGNED FZlanger

8-20-26



(File Copy)





Right of Way Design Information

THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: LARSON / CUVA
ROW #: NHSN-012-1(39)--2R-97
Plan Date: 4/15/2025
Color Legend:

Property Lines

Temporary Easement

Permanent Acquisition

Permanent Acquisition County

Permanent Acquisition City

Legend

- Storm Sewer Inlets (5)
- Storm Sewer Manholes (1)
- Storm Sewer Pipe (8)
- Sanitary Manholes (2)
- Sanitary Abandoned Line (3)
- Sanitary Permits (9)
- Vitrified Clay (4)
- Sanitary Mains Other Material Types (1)
- Water Private Valve - Corporation (3)
- Water Private Valve - Other (3)
- Water Valves (2)
- Water Service (SDE) (3)
- Water Main (SDE)**
- Water Type**
- Potable Water (7)
- fitting
 - Collar | Coupler | Sleeve | Splice

Sioux City Utilities

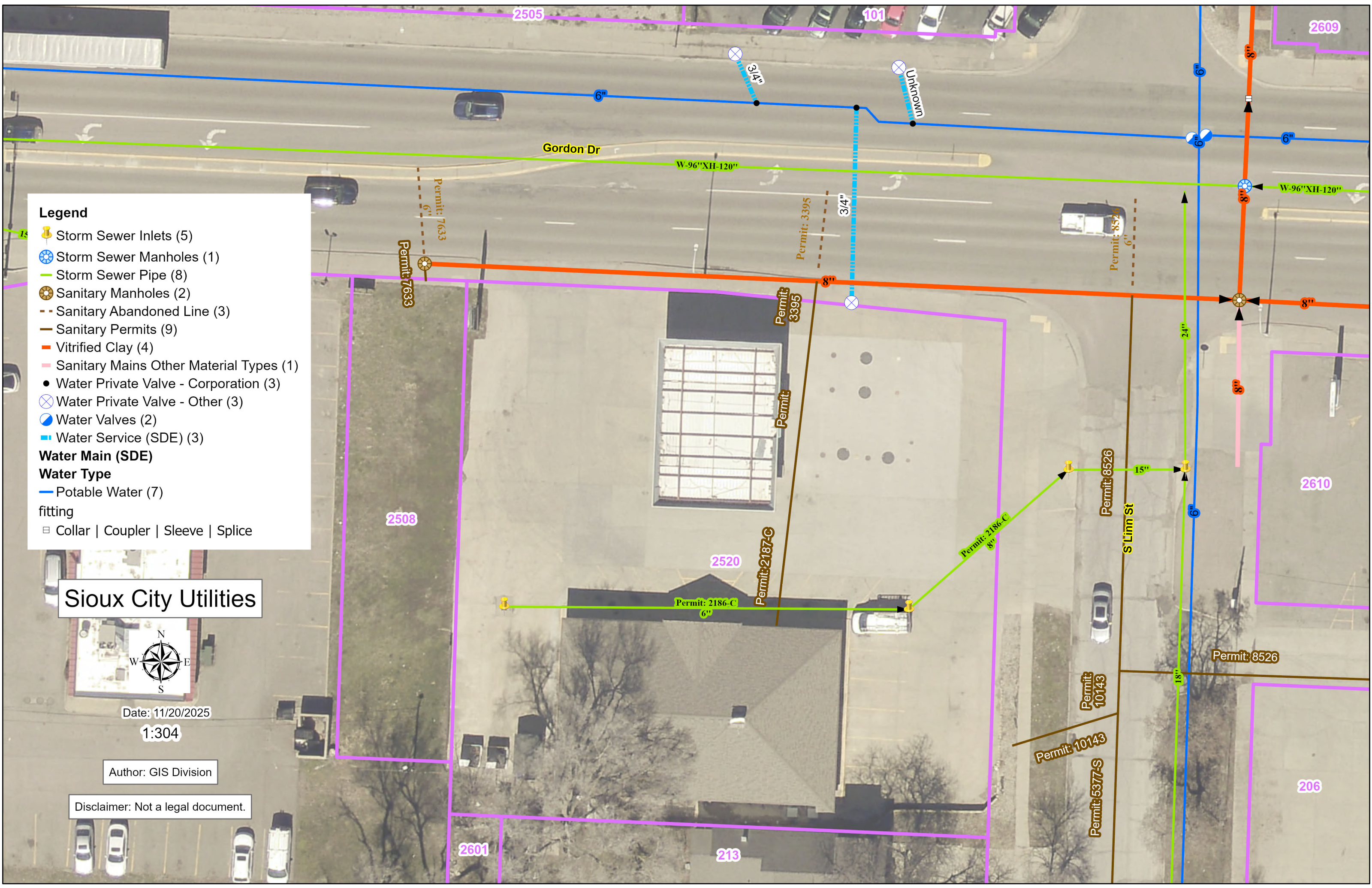


Date: 11/20/2025

1:304

Author: GIS Division

Disclaimer: Not a legal document.



Cosmic LLC – Possession Photo's 8/20/26



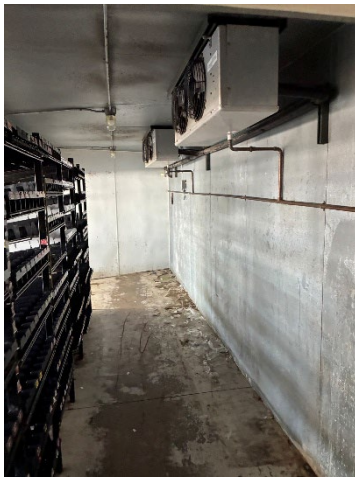
Keys to front doors



Water Heater



Electric Panel



Inside Back Cooler



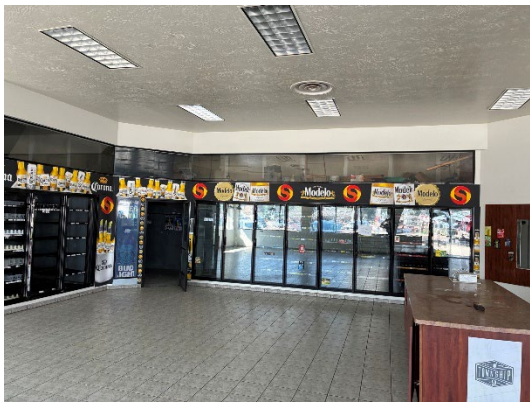
Dishwash area



Cooler System



Cooler System



Cooler Front View



HVAC on back of building



Our lockbox put on door



Sign base, poured cement



Side Lot that was bought and needs mowed, west side of lot



East side of building



Front view of building



Wood fence that needs demo 'ed



Building front view



Sign on premises



antenna on top of building



Noth sidewalk, keep intact



East sidewalk keep intact



Gas canopy



Gas canopy bases, cement footings



West side of building



Out building empty



West side of building



Electrical box southwest corner of property



behind building area



Meter boxes



AC Units



Retaining Wall Southeast side of property

