

SALE

PLEASANT HILL LAND

Highway 163/NE University Pleasant Hill, IA 50327



OFFERING SUMMARY

Sale Price:	\$2.25 / SF
Available SF:	
Lot Size:	19.93 Acres
Price / Acre:	\$98,010
Zoning:	c-2

PROPERTY OVERVIEW

Approximately 20.93 Acres along Highway 163 (NE University) in Pleasant Hill Iowa

PROPERTY HIGHLIGHTS

- Fast Growing Area
- Highway Visibility
- Sewer and Water to Site
- Ready for Development
- Retail/Flex/Office Approved for this C-2 Land

Brad Long
515 224 8657

Tom Butler
515 491 1561



**COLDWELL BANKER
COMMERCIAL
MID-AMERICA**

SALE

PLEASANT HILL LAND

Highway 163/NE University Pleasant Hill, IA 50327



PROPERTY DESCRIPTION

Approximately 20.93 Acres along Highway 163 (NE University) in Pleasant Hill Iowa

LOCATION DESCRIPTION

Just south of Highway 163 (NE University) and East of NE 64th Street

Brad Long
515 224 8657

Tom Butler
515 491 1561



**COLDWELL BANKER
COMMERCIAL
MID-AMERICA**

SALE

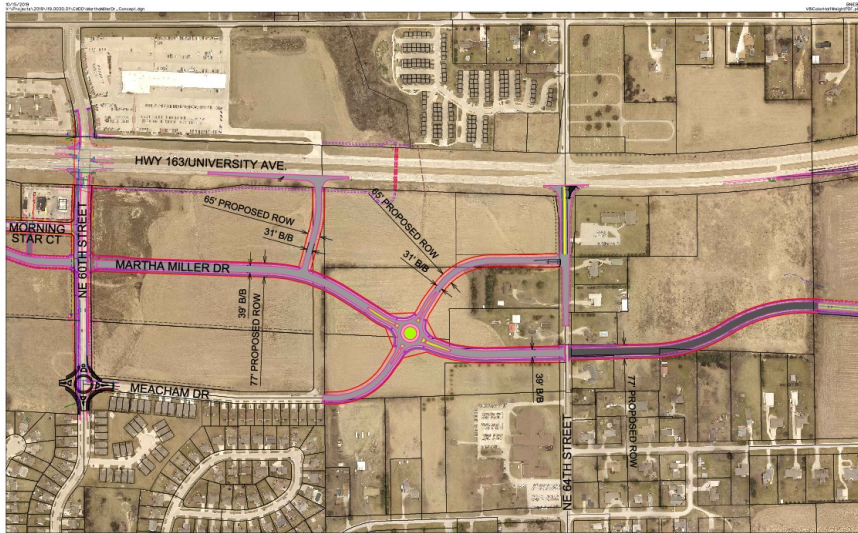
PLEASANT HILL LAND

Highway 163/NE University Pleasant Hill, IA 50327

ZONING COMPATIBILITY MATRIX

Land Use Category	Agricultural/Open Spaces (A-1)	SF Detached Residential (R-1)	SF Attached Residential (R-2)	Multi-Family Residential (R-3)	Mobile Home Park (R-4)	Neighborhood Com (C-1)	Regional Commercial (C-2)	Town Center (RAOC)	Commerce Park (CP)	Office / BP (I-1)	Light Industrial (I-2)	Heavy Industrial (I-3)	Flood Plain & Conservation (U-1)	Planned Unit Development (PUD)
Agricultural/Rural Residential	C												P	
Low Density Residential	C	C												C
Medium Density Residential		C	C	P										C
High Density Residential			C	C	C									C
Residential/Commercial Flex				P		P	C							C
Local Commercial						C		P						C
Regional Commercial							C	C	C					C
Office/Business Park							P	P	C	C	C	P		C
Office/Industrial Flex							P	P	C	C	C	C		C
Heavy Industrial											P	C		C
Parks & Open Space	C												C	
Public/Semi-Public	C					C	C	C	C	C	C	C		
Utility/Infrastructure	C								C		C	C	P	

C = Compatible
P = Partially Compatible



SNYDER
ASSOCIATES



Martha Miller Drive West Extension Concept

Exhibit 1

Pleasant Hill, Iowa

10/15/2019

Brad Long
515 224 8657

Tom Butler
515 491 1561



COLDWELL BANKER
COMMERCIAL
MID-AMERICA

SALE

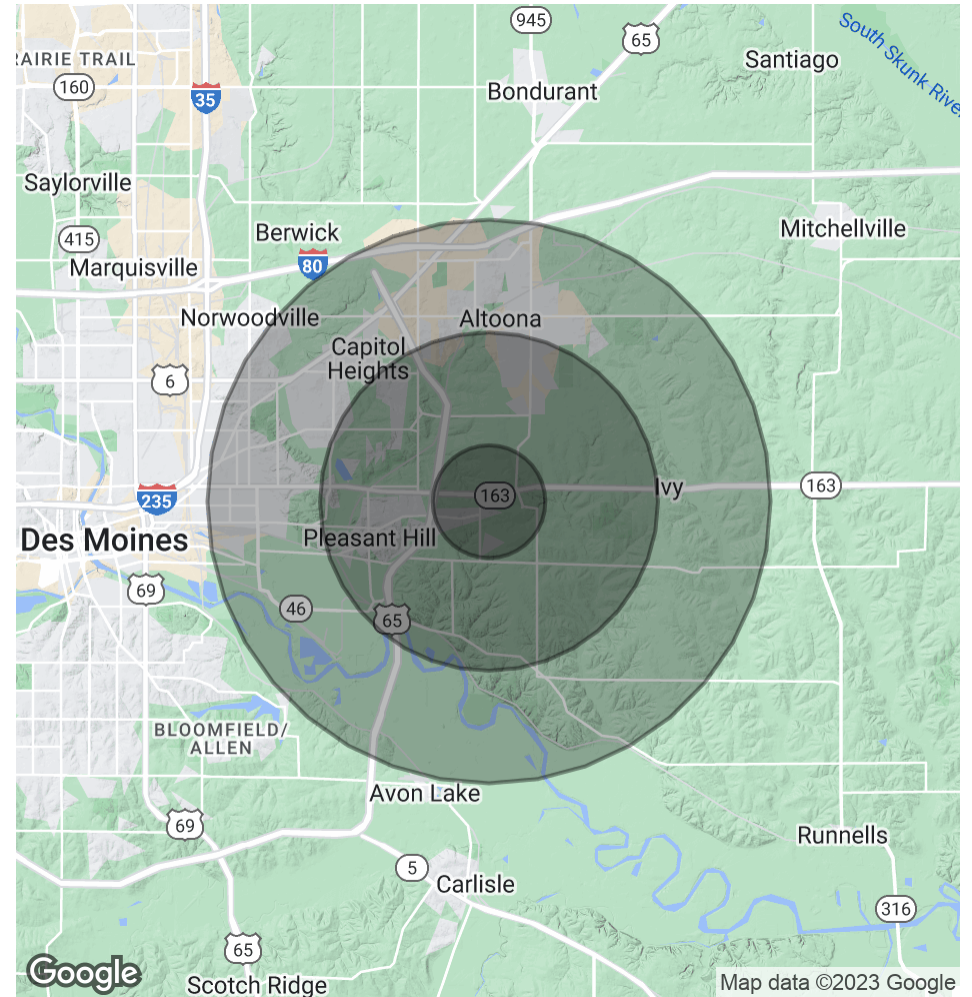
PLEASANT HILL LAND

Highway 163/NE University Pleasant Hill, IA 50327

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,686	21,009	63,855
Average Age	34.6	38.5	37.8
Average Age (Male)	33	35.9	36.1
Average Age (Female)	38.1	40.3	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	609	8,037	25,205
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$101,948	\$94,693	\$76,412
Average House Value	\$679,476	\$302,541	\$205,723

* Demographic data derived from 2020 ACS - US Census



Brad Long
515 224 8657

Tom Butler
515 491 1561



COLDWELL BANKER
COMMERCIAL
MID-AMERICA