



6839 NE 12th Avenue

Pleasant Hill, Iowa 50327

Property Highlights

- 3.73 Acres - \$975,000
- 21,100 VPD (Iowa DOT 2023)
- Zoned C-2 (General Commercial and Highway Service District)
- 450' Frontage on HWY 163 (University Avenue)

Property Overview

Prime development land in rapidly developing area on the east side of Pleasant Hill. Directly south of 190 acres of land for new residential, multi-family, and commercial developments. The property is located within 3 miles of SE Polk High School and Middle School, Center of Altoona Business District, Toad Valley Golf Course, and HWY 165 Bypass.

Offering Summary

Sale Price:	\$975,000
Lot Size:	3.73 Acres

Demographics 1 Mile 5 Miles 10 Miles

	1 Mile	5 Miles	10 Miles
Total Households	459	17,373	61,622
Total Population	1,245	45,522	160,673
Average HH Income	\$88,088	\$70,946	\$59,413

For More Information

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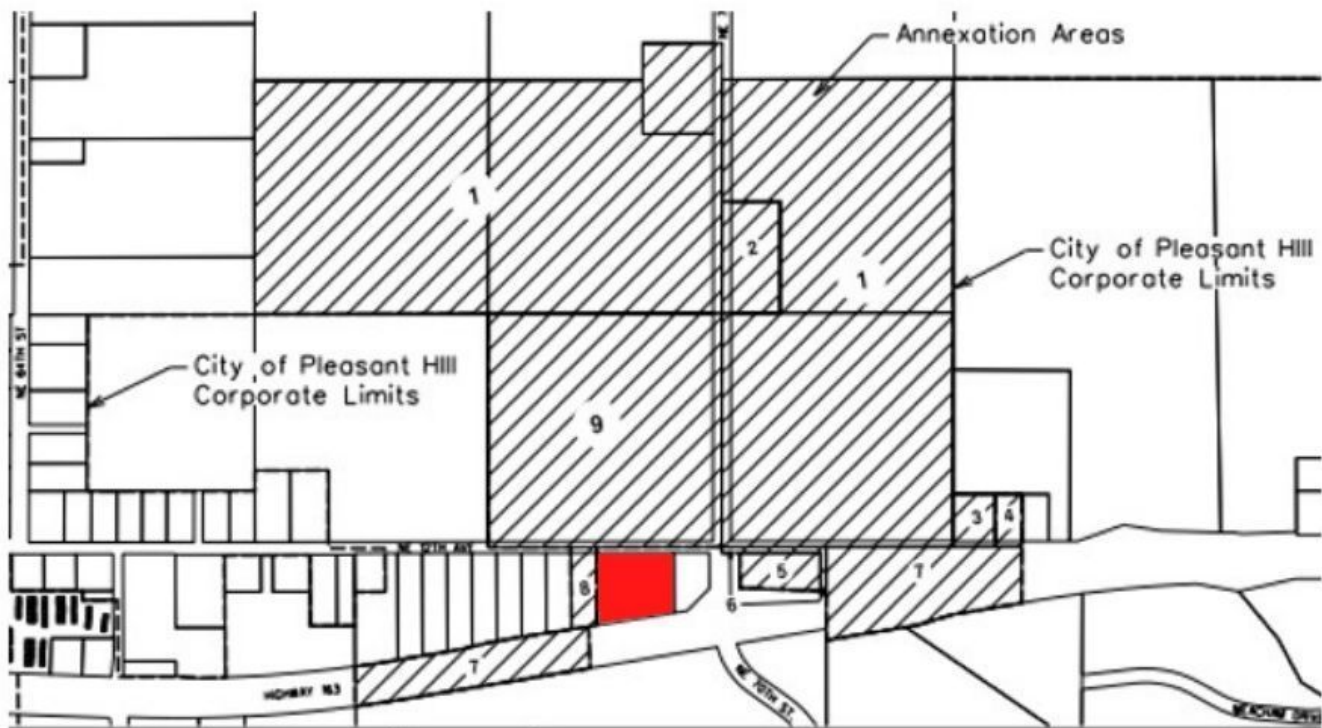
Jerry Marckres

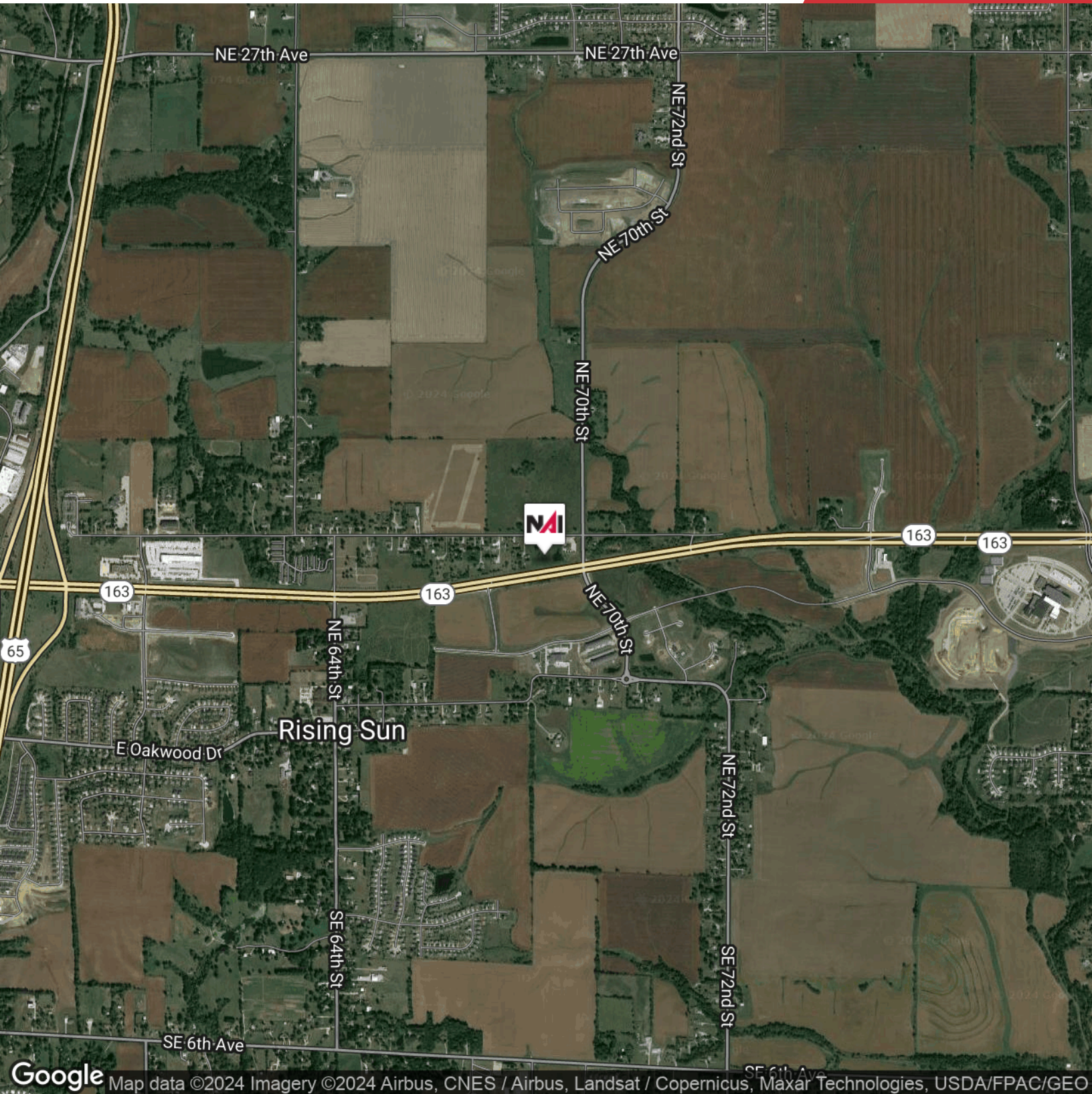
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Agenda Item from the Pleasant Hill Planning & Zoning Commission, Monday, June 6, 2022

The City attorney has received requests for voluntary annexation from multiple property owners in an area north of University Avenue and on the west and east sides of NE 70th Street. The requests have been received by property owners MacDonald Letter Service, Inc, 37.48 acres, and Temple Holdings LP, 152.858 acres.

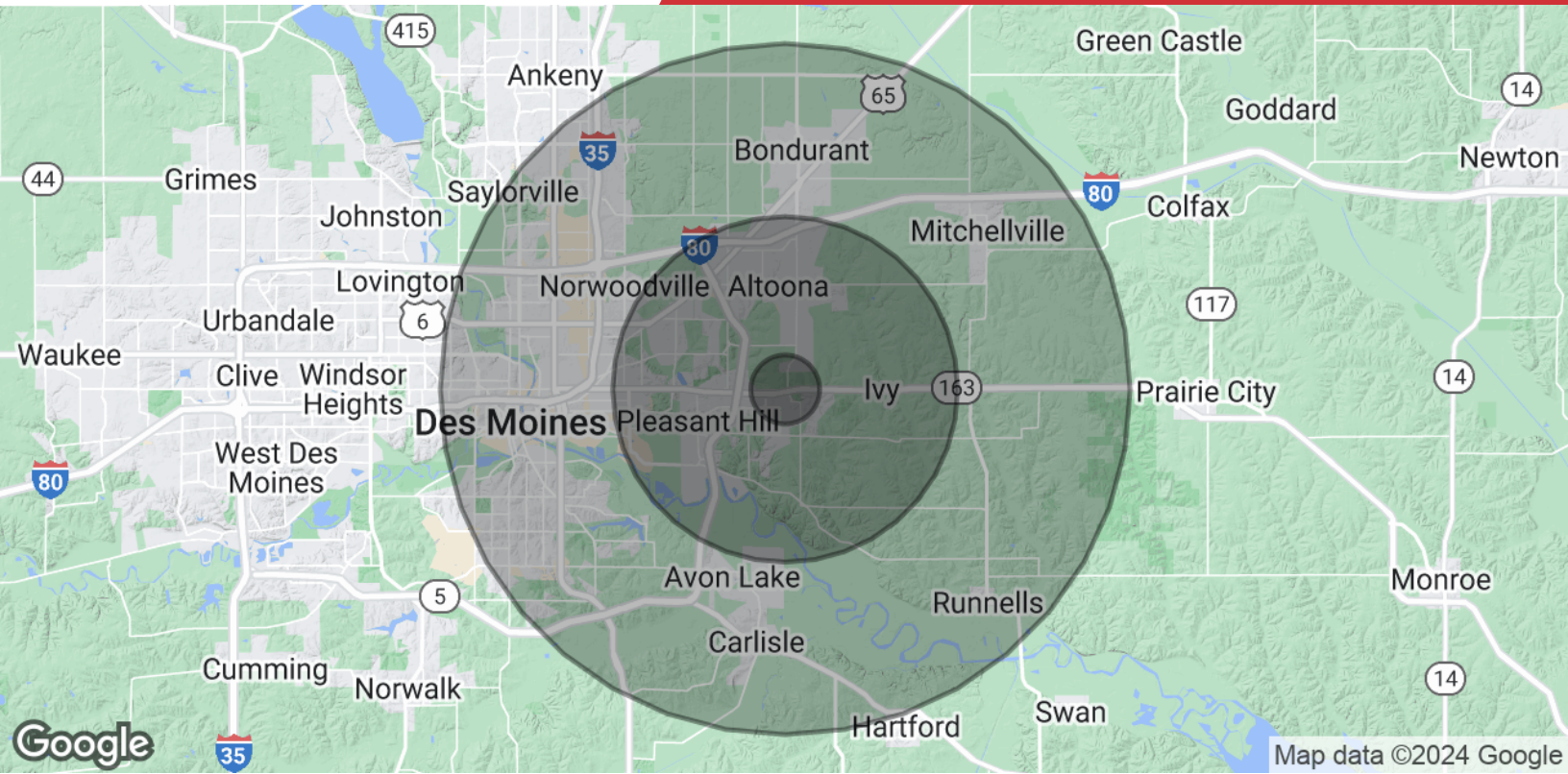
The attached map highlights the parcels proposed for annexation which comprises a total of 226.87 acres of property. The incorporation of the voluntary parcels would create islands of unincorporated area requiring that additional properties be included that are currently non-consenting. The attached map highlights the nine total parcels proposed for annexation at this time. The annexation procedure would fall under the provisions for an 80/20 Voluntary Annexation process where twenty percent of the land area or less is nonconsenting.





We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,245	45,522	160,673
Average Age	36.9	35.6	34.8
Average Age (Male)	35.7	33.8	33.8
Average Age (Female)	38.5	37.4	36.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	459	17,373	61,622
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$88,088	\$70,946	\$59,413
Average House Value	\$194,434	\$161,860	\$135,149

* Demographic data derived from 2020 ACS - US Census