



FOR SALE

PLEASANT HILL LAND
Highway 163/NE University Pleasant Hill, IA



OFFERING SUMMARY

Sale Price: \$2.25/sqft
Lot Size: 26.68 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
- Ready for Development
- Retail/Flex/Office Approved for this C-2 Land

BRAD LONG **TOM BUTLER**

515-490-9592 515-491-1561

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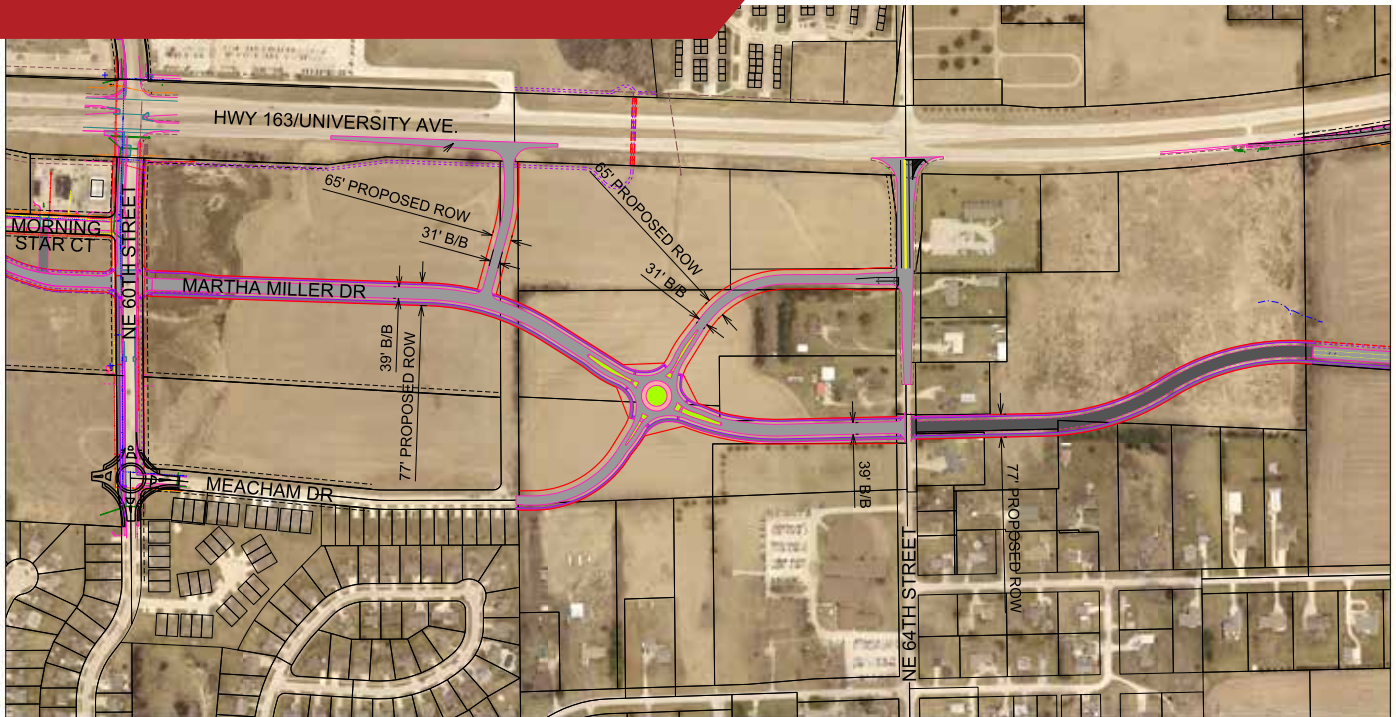
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Martha Miller Drive West Extension Concept

Pleasant Hill, Iowa

Exhibit 1

10/15/2019

ZONING COMPATIBILITY MATRIX

Land Use Category	Agricultural/Open Space (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	C											P	
Low Density Residential		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
Office/Business Park							P	P	C	C				C
Office/Industrial Flex							P	P	C	C				C
Heavy Industrial									C	C	P			C
Parks & Open Space	C	C				C	C	C	C	C	C		P	
Public/Semi-Public	C	C					C	C	C	C	C	C	P	
Utility/Infrastructure	C	C											P	

C = Compatible
P = Partially Compatible

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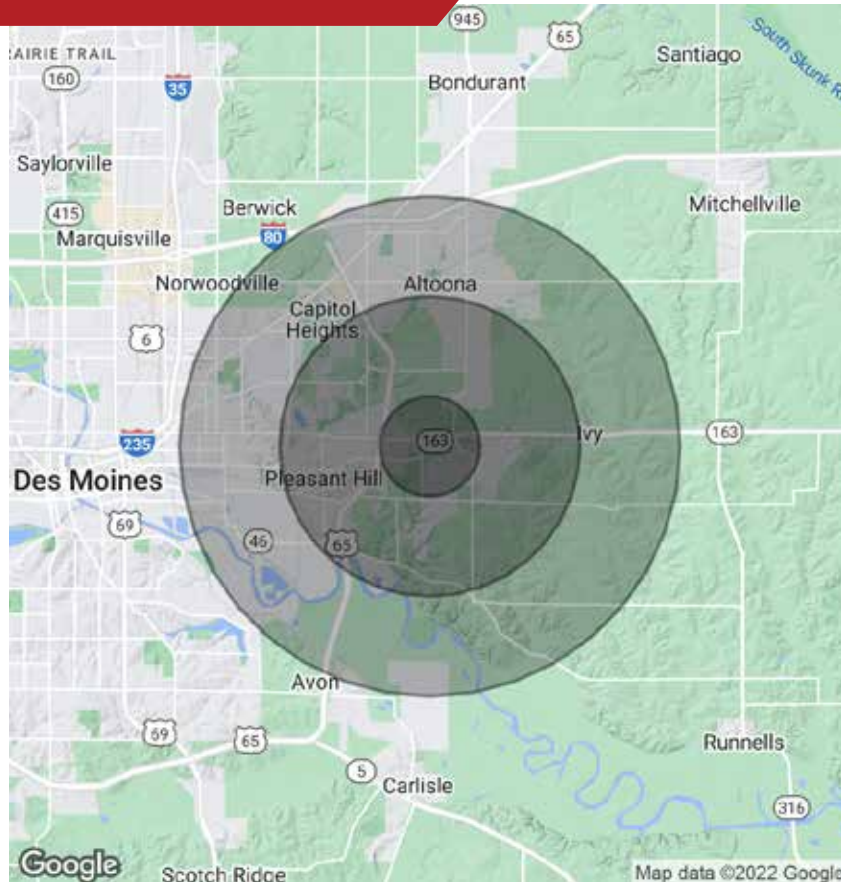
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PLEASANT HILL LAND Highway 163/NE University Pleasant Hill, IA



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)	33.0	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

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