

Pleasant Hill Elevation Park
Built to Rise



154.83 Acres | Certified Industrial Site | Prime Highway Access

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Built to Rise

Property Overview

Built to Rise

At the center of it all, Elevation Park is more than a site; it's a strategic foundation for growth. This 154.83-acre certified industrial park in Pleasant Hill, Iowa, offers 154.83 acres of prime, developable land designed to meet the demands of modern industry. Positioned for speed to market and long-term scalability, Elevation Park gives businesses the room and the readiness to expand with confidence.

As part of Iowa's Certified Site Program, Elevation Park has been rigorously vetted through a third-party evaluation process that minimizes risk, accelerates development timelines, and delivers certainty for site selectors and investors. It's a place where opportunity doesn't just exist; it's built to rise.

Why Elevation Park

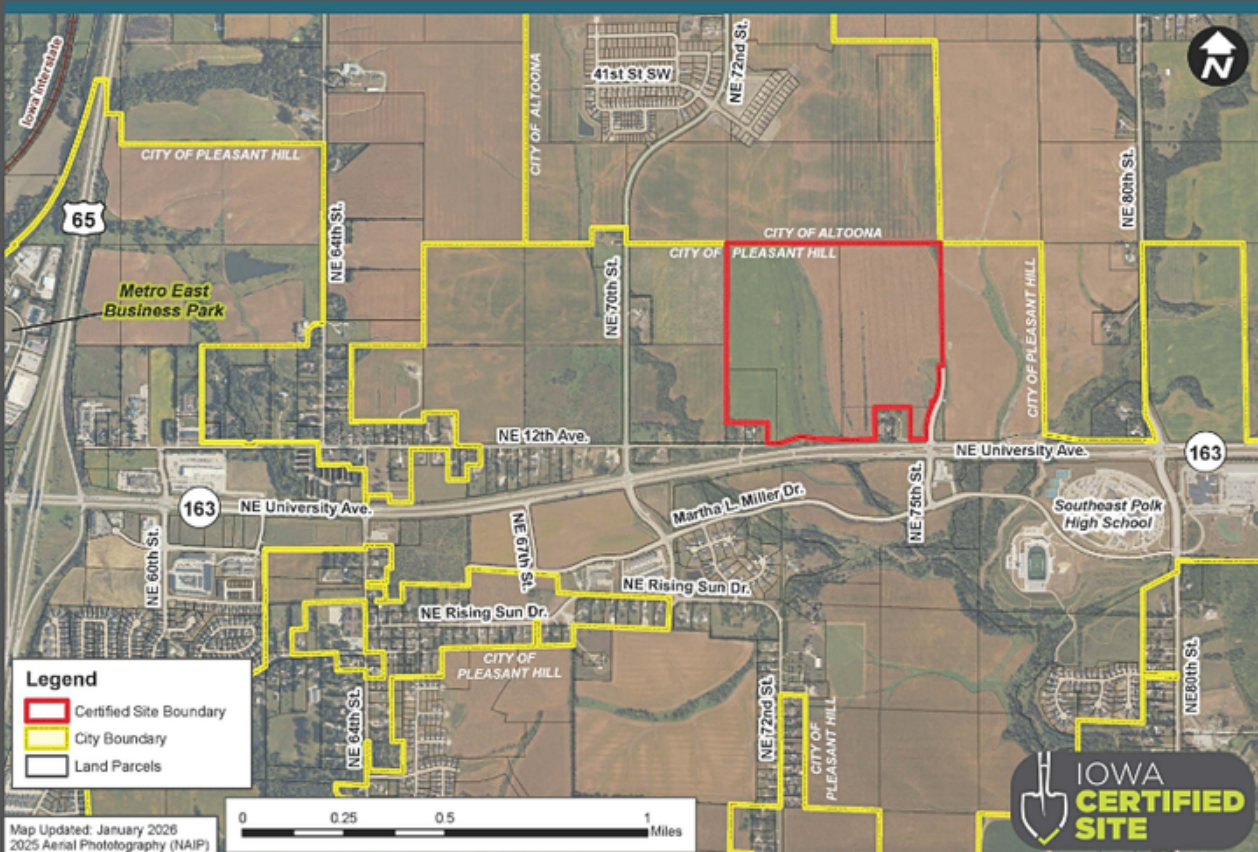
- Certified and development-ready
- Utilities available or expandable within 9 months
- Flexible parcels for large users
- Designed for distribution, logistics, and advanced manufacturing users

Location (Lat/Long)

41.602497°, -93.455042°

PLEASANT HILL, IOWA - AERIAL PHOTOGRAPH

IOWA
Economic Development



Infrastructure & Development

Infrastructure (utilities)

- **Electric:** 2.5 MW available within 9 months, with scalability for larger users
- **Natural Gas:** 7,500 mcf/month capacity with planned upgrades
- **Water:** 150,000 gallons per day available
- **Wastewater:** 0.6 MGD excess capacity
- **Fiber:** Service deliverable within 90–120 days

Development Conditions

Elevation Park offers site conditions that support efficient industrial development and streamlined project execution.

- Single ownership structure allows flexibility in site size and transaction terms
- Configurations suitable for phased or full-site development
- Layout supports efficient building placement and circulation
- Zoning supports flexible industrial, manufacturing, and warehousing uses

Risk Reduction

- Located outside 100- and 500-year flood zones
- No identified environmental concerns
- No wetlands mitigation required
- Grading and soils conditions suitable for industrial construction

Project Certainty & Speed to Market

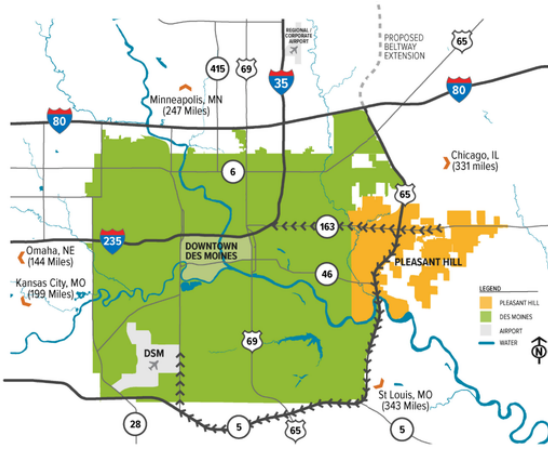
With established utility capacity, large contiguous developable acreage, and favorable site conditions, Elevation Park is structured to support efficient industrial development from entitlement through construction. The site's readiness reduces early-stage uncertainty and enables faster execution for both single-user and phased industrial projects, while supporting long-term scalability.

Elevation Park is further strengthened by more than **\$2.5 million in Revitalize Iowa's Sound Economy (RISE) grant funding** from the Iowa Department of Transportation to extend NE 75th Street and Elevation Drive, providing direct access to the industrial park. This investment reflects a strong commitment from state and local partners to support infrastructure, enhance accessibility, and position the site for long-term economic growth.

Location & Logistics

Strategic Location

- Frontage along Iowa Highway 163, a major freight corridor connecting the Des Moines Metro to Southeast Iowa
- 5 miles to Interstate 80
- 6.2 miles to Interstate 35/235 and future interstate-designated U.S. Highway 65
- 17 miles to Des Moines International Airport



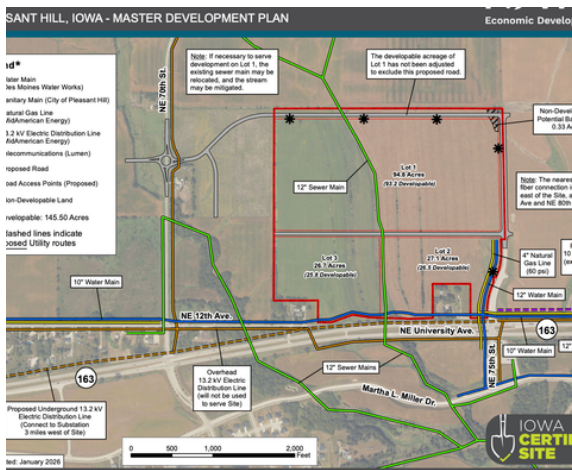
High-Visibility & Access

- ~25,000 vehicles per day along Highway 163
- Signalized access point into the park
- Strong visibility with efficient ingress and egress



Freight-Ready Infrastructure

- Four-lane access via NE 75th Street
- Designed for full tractor-trailer movement (80,000 lbs standard)
- Elevation Drive improvements planned provide circulation throughout the site



Workforce & Economic Strength

Regional Economic Snapshot

462,001

Civilian Labor
Force

43.1%

Bachelor's Degree or
Higher

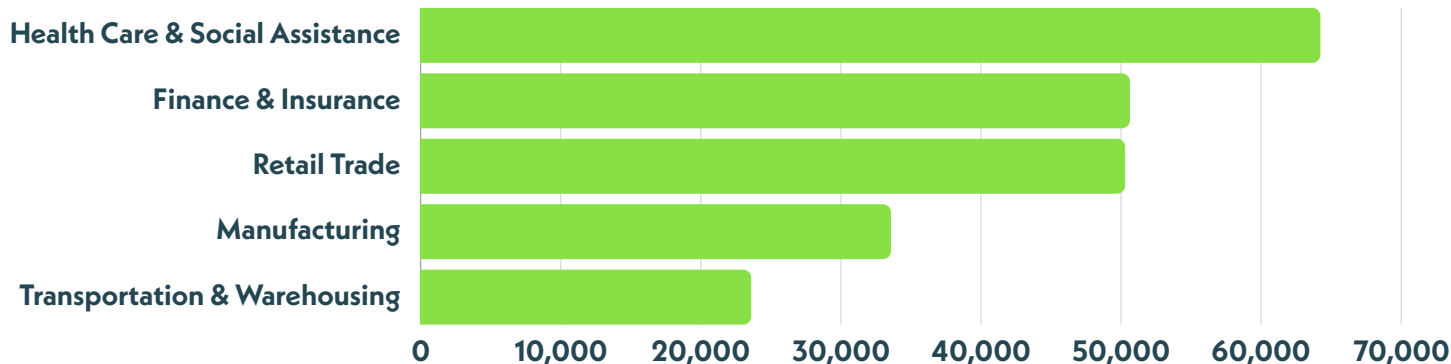
489,508

Regional Employment
Base

\$87,465

Median Household
Income

Top Employment Sectors By Number of Jobs in the Region



Pleasant Hill Community Snapshot Pleasant Hill, IA



\$90,508

Median
Household
Income



40.1%

Bachelor's
Degree or
Higher



67.1%

Labor Force
Participation Rate



\$295,100

Median Home
Value



17.3%

Lower Cost of
Living vs. U.S.
Average

CONTACT US

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