

FOR SALE



RISING RIDGE

Pleasant Hill, Iowa 50327

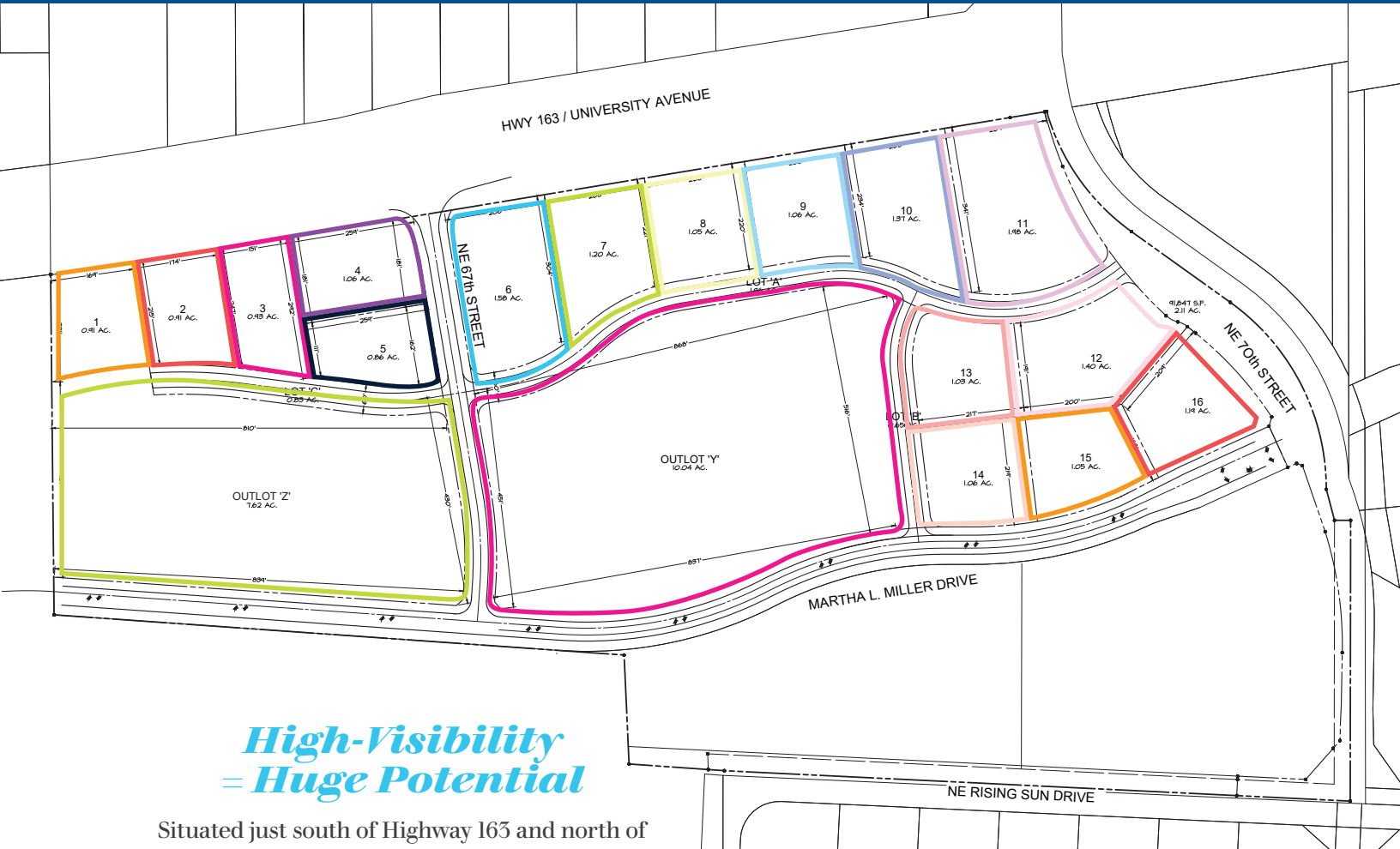
*South of Highway 163
North of Martha L Miller Drive
West of NE 67th Street & NE 70th Street*

Development Land For Sale
0.86 - 36.30 Acres +/-

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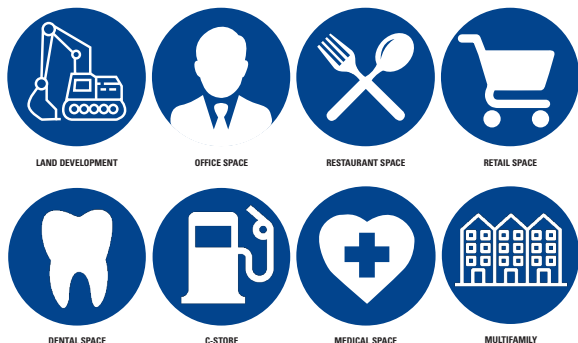
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RISING RIDGE FOR SALE



High-Visibility = Huge Potential

Situated just south of Highway 163 and north of Martha L. Miller Drive, this 36.30-acre parcel offers exceptional visibility and accessibility in one of Pleasant Hill's fastest-growing corridors. Zoned for commercial use, the site is ideal for a variety of developments, including retail centers, office spaces, or mixed-use projects. With proximity to major highways and a community supportive of growth, this location presents a strategic investment opportunity in the Des Moines metro area.



CONCEPTUAL MAP LAYOUT

Lot 1	Lot 7	Lot 13
0.91 Acres	1.20 Acres	1.03 Acres
Lot 2	Lot 8	Lot 14
0.91 Acres	1.05 Acres	1.06 Acres
Lot 3	Lot 9	Lot 15
0.93 Acres	1.06 Acres	1.05 Acres
Lot 4	Lot 10	Lot 16
1.06 Acres	1.37 Acres	1.19 Acres
Lot 5	Lot 11	Outlot Y
0.86 Acres	1.98 Acres	10.04 Acres
Lot 6	Lot 12	Outlot Z
1.58 Acres	1.40 Acres	7.62 Acres

Call for Pricing

DEMOGRAPHICS

RIISING RIDGE

5 mile radius

INCOME



\$79,403

Median Household Income



\$256,889

Median Net Worth



\$268,291

Median Home Value



\$64,234

Median Disposable Income

EDUCATION



29%

Bachelor's/Grad/Prof Degree

BUSINESS



1,490

Total Businesses



20,044

Total Employees

KEY FACTS



64,897

Population



51,112

Total Daytime Population



38.2

Median Age



25,299

Households

TRAFFIC



27,100

Highway - 163

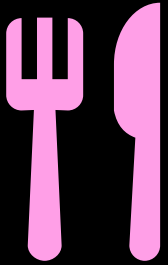
EMPLOYMENT



4.1%

Unemployment Rate

nearby **ATTRACTIONS**



102

Restaurants



10

Bars and
Pubs



8

Coffee
Shops



6

Grocers



28

C-Stores



28

Retail
Shopping



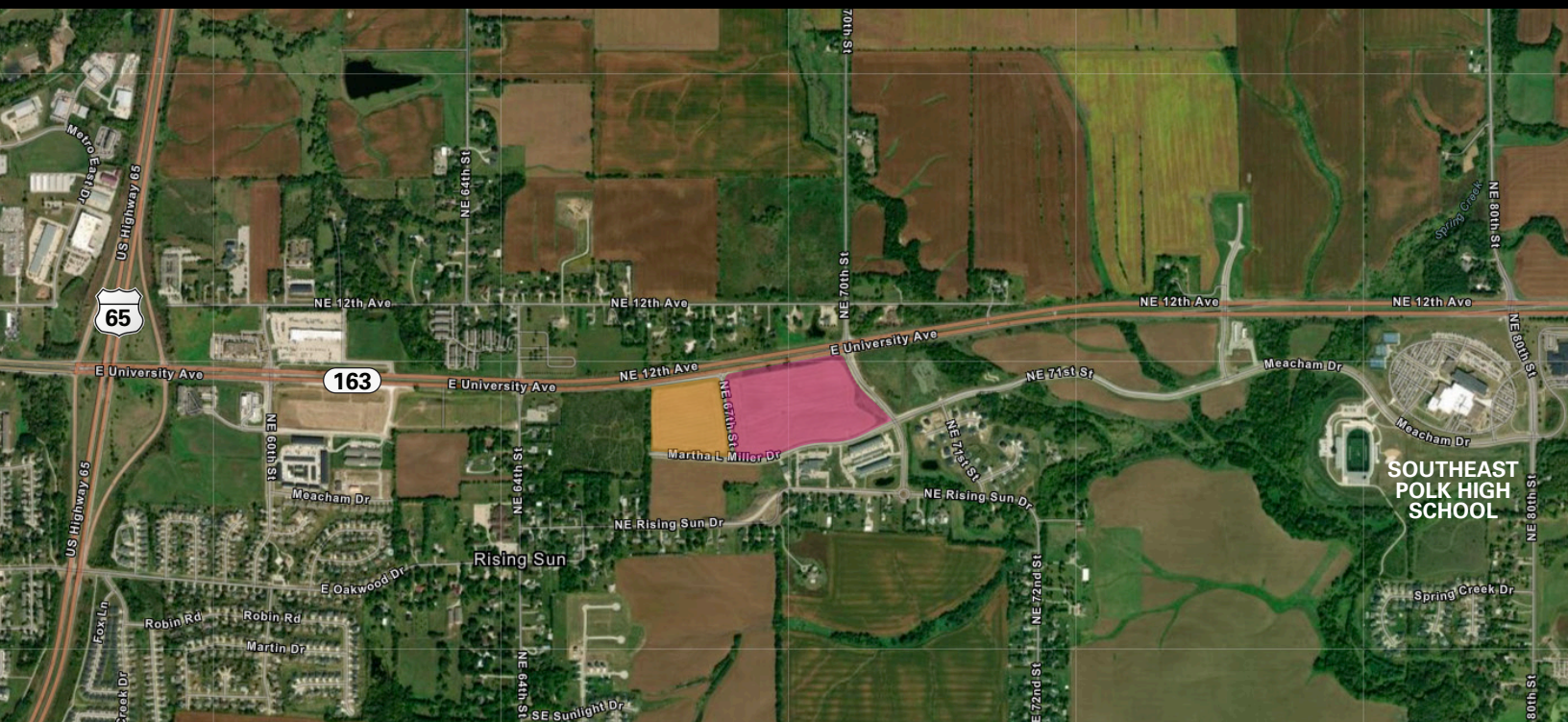
19

Hotels



18

Attractions/
Entertainment



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K N A P P
P R O P E R T I E S



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