

Pleasant Hill Development Land



Offering 181 acres m/l of prime development land in the City of Pleasant Hill, Iowa adjacent to Hwy 65 and just north of University Ave. According to the City of Pleasant Hill's Future Land Use Plan, this property is slated for multiple uses including Light Industrial and Office along Hwy 65 corridor as well as Medium Density Residential on the east portion. Hwy 65 boasts 25,100 vehicles per day (Iowa DOT 2012). Sewer, water, electric, and fiber are in close proximity to property. Natural gas bisects the property diagonally. Property includes approximately 129.63 fillable acres with a CSR of 75.3 (CSR2 of 82.2).

Primary soils on the fillable acres include Clarion and Lester.

Price:

\$17,500/Ac (\$3,167,500)

Zoning:

C-3 Planned Commercial and RR Rural Residential

Taxes:

\$4,060 Annually

Listing Agents:

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✦ Adjacent to the 181 acres...

Listing #13746 | Polk County | 10 Acres M/L | Price: \$200,000
Great building site on pavement in a convenient location.

