

LAND FOR SALE



2.705 ACRES M/L | COMMERCIAL LOT
6120 NE 12TH AVE, PLEASANT HILL, IOWA



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LISTING # 12890

PRICE: \$471,320 (\$4.00 / SF)

DESCRIPTION: Prime commercial lot available in an established area near signalized intersection just off heavily traveled University Ave / Hwy 163 in Pleasant Hill, IA. Parcel is situated adjacent to Courtyard Estates assisted living facility and Deery Brothers car dealership. Great access to both Hwy 163 and Hwy 65 with respective traffic counts of 19,000 and 25,100 VPD (IA DOT 2012). Site is shovel-ready with all utilities and infrastructure available and offers a 6 year, graduated tax abatement schedule. Perfect for office, medical, etc. Pleasant Hill future development concepts show NE 60th extension and NE 12th Ave as minor arterials.

TAXES: \$5,076 Annually

ZONING: C-3 Planned Commercial
Contact Agent(s) for permitted use information.

DIRECTIONS: From intersection of University Ave / Hwy 163 and Hwy 65, travel east on University Ave / Hwy 163 to NE 60th St. Turn north on NE 60th St. Turn east on NE 12th Ave. Property situated on the north side of NE 12th Ave.

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