



**Pleasant Hill Commerce Park**  
Pleasant Hill, Polk County, IA

*Certification Report*  
*February 2026*





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**01**

# Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, [tdietz@questsitesolutions.com](mailto:tdietz@questsitesolutions.com), (706) 836-4263



## Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Thompson, [amy.thompson@iowaeda.com](mailto:amy.thompson@iowaeda.com), (515) 348-6250



**02**

# Certification Letter



February 25, 2026

Amy Thompson  
Program Manager  
Iowa Economic Development Authority  
1963 Bell Avenue  
Des Moines, IA 50315



Dear Ms. Thompson:

Pleasant Hill Commerce Park, located in Polk County, Iowa, originally achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program in February 2020 as a General Industrial Park. The certification was extended in September 2022 based on updated availability documentation. Quest Site Solutions (Quest) has conducted a thorough analysis of the property; based on the updated information provided by the City of Pleasant Hill and our evaluation of the property, we are recertifying **Pleasant Hill Commerce Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified Pleasant Hill Commerce Park as meeting the following criteria:

- The park must be a minimum of 50 total acres, with at least one site 10+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease at a competitive price to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW electric service within nine months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 7,500 mcf per month within nine months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within nine months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within nine months.
- The park must be served or be able to be served within nine months by telecommunications fiber.

The details on how the property meets each of these criteria are included in Sections 3 through 10 of this report.

This certification will expire on **February 25, 2029**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the City of Pleasant Hill for their hard work and for achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz  
Senior Consultant

**03**

# Property Overview



# PROPERTY OVERVIEW

## LOCATION (LAT / LONG)

41.602497°, -93.455042°

## CONTACT INFORMATION

Jolly Omar  
Economic Development  
City of Pleasant Hill  
jomar@pleasanthilliowa.org  
(515) 309-9408 office  
(515) 210-6353 mobile

## SIZE/ACREAGE

154.83 total acres  
145.50 developable acres



**PLEASANT HILL COMMERCE PARK** (154.83 ACRES)  
PLEASANT HILL, IOWA - AERIAL PHOTOGRAPH

**IOWA**  
Economic Development

**Legend**

- Certified Site Boundary
- City Boundary
- Land Parcels

Map Updated: January 2026  
2025 Aerial Photography (NAIP)

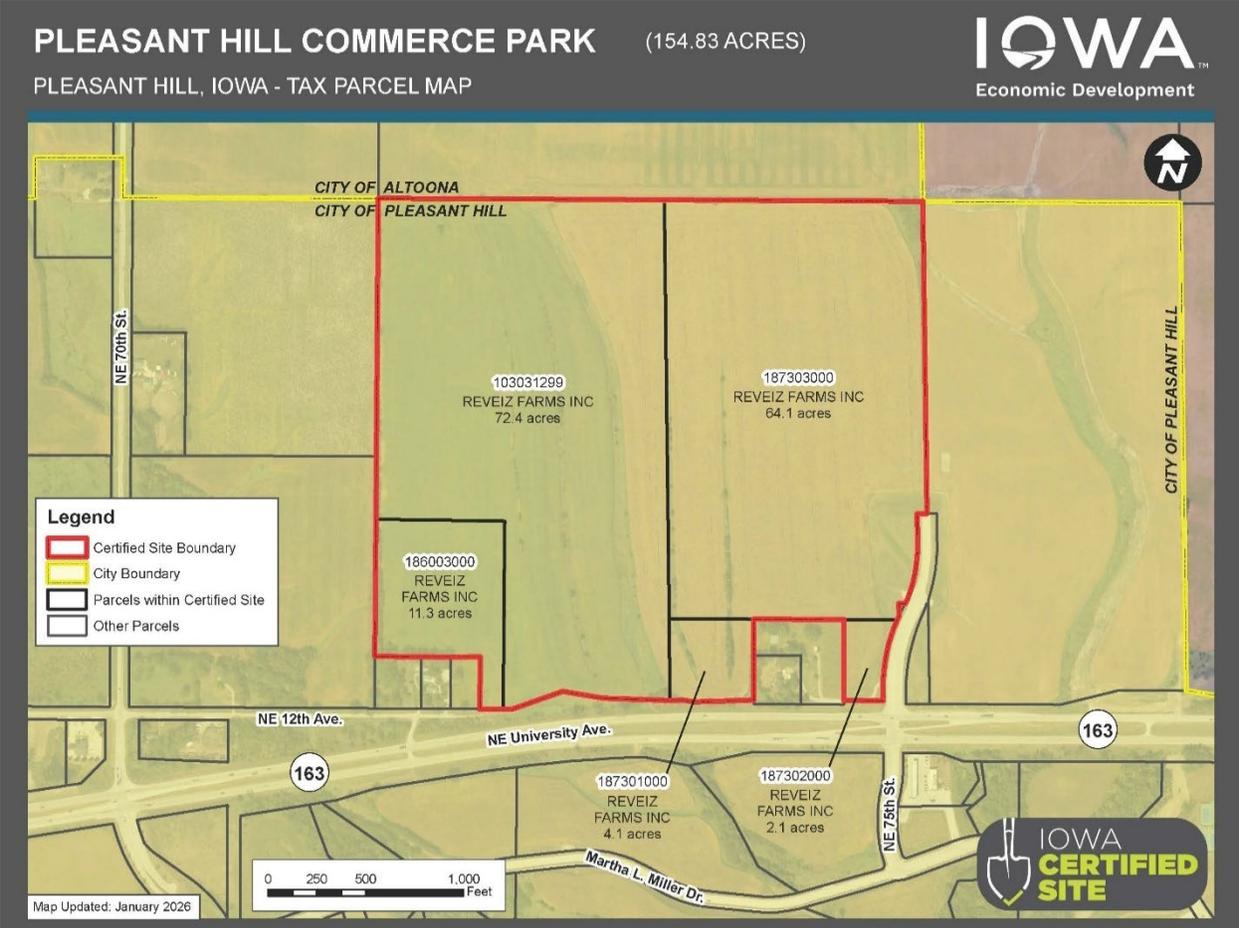
**IOWA CERTIFIED SITE**

**04**

# Ownership + Availability



OWNERSHIP



The available acreage is comprised of five parcels, all of which are owned by Reveiz Farms, Inc. VTRE Development LLC has entered into a Purchase Agreement with an Effective Date of July 26, 2022. VTRE has indicated their desire to maintain certification of the property for the period through October 22, 2025, and thereafter, through February 26, 2028, if VTRE exercises or extends the Option to purchase the property. The property is listed with Peoples Company. The listing price shall remain valid for the duration of the listing agreement, which is set to expire on May 1, 2029. A minimum land purchase of 10 acres will be required.

Owner	Acres	Tax Parcels	Price
Reveiz Farms, Inc.	73.11	103031299	\$1.50 per square foot (\$65,340 per acre)
	11.34	186003000	
	64.14	187303000	
	4.14	187301000	
	2.10	187302000	
<b>TOTAL:</b>	<b>154.83</b>		<i>*Based on surveyed acreage.</i>

- Support Documentation:*  
 Letter to IEDA – Paulette Reveiz – October 31, 2025  
 Listing Agreement – Peoples Company – November 3, 2025  
 Agreement to Comply with Requirements of Iowa Site Certification Program – February 24, 2025  
 ALTA/NSPS Land Title Survey – September 12, 2022

## TITLE

Merchantable title to the property is held by Reveiz Farms, Inc. The following easements were identified that may impact development of the property from the ALTA survey:

- Easement for communications systems purposes in favor of Northwestern Bell Telephone Company
- Easement for Waterline purposes in favor of Southeast Polk Rural Water District
- Easement for Waterline purposes in favor of Southeast Polk Rural Water District
- Easement for Public Utility and water main purposes
- Easements for Public Utility and Telephone Cable purpose
- Restrictive covenants recorded in Book 9015, Page 801
- Easement for Telephone cable, public utility, ingress and egress, driveway and water purposes
- Easement for ingress and egress purposes in favor of the City of Pleasant Hill
- Easement for Sanitary Sewer purposes in favor of the City of Altoona, Iowa

The title opinions and ALTA Survey should be reviewed for all items that impact the property.

### *Support Documentation:*

*Preliminary Abstract Opinion – Skinner Law Office – July 2, 2024*

*Preliminary Abstract Opinion – Skinner Law Office – July 2, 2024*

*Preliminary Abstract Opinion – Skinner Law Office – July 2, 2024*

## LEASES

Reveiz Farms, Inc. leases 71.69 acres to Mike Ellis and Zach Ellis for farming purposes. The lease identifies land in multiple counties, but references Exhibit A, for the legal description which describes the leased land as Outlot X in the Final Plat Hilltop Place No. 2 filed in Book 9015 on Page 787 in the Office of the Polk County Recorder for Polk County, Iowa, on October 8, 2001. This corresponds to parcels 187301000, 187302000, and 187303000. According to a June 27, 2024 email from People's Company (Jaxon Goedken), the farm lease does auto renewal and includes additional acreage, but People's Company has the ability to terminate for development – related purposes.

### *Support Documentation:*

*Legal Description – Warranty Deed – Provided August 29, 2025*

*Email – People's Company (June 27, 2024) – Provided August 29, 2025*

*Farm Lease – Reveiz Farms, Inc, Reveiz LLC, & the Paulette Reveiz IRA and Mike Ellis & Zach Ellis – February 27, 2023*

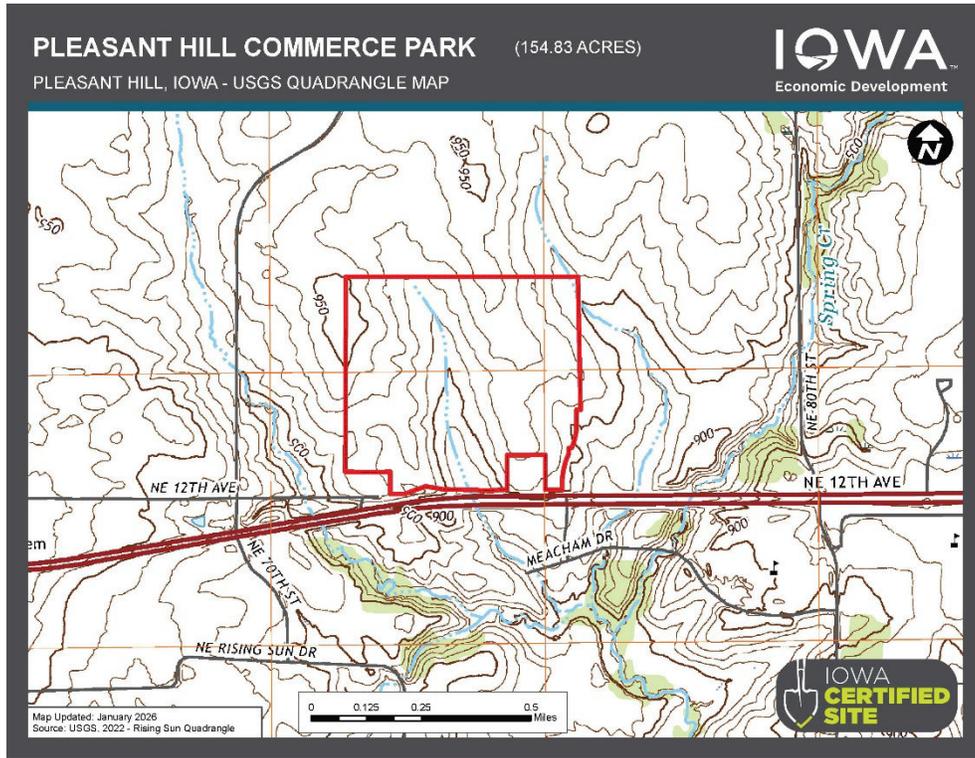
**05**

# Site Characteristics



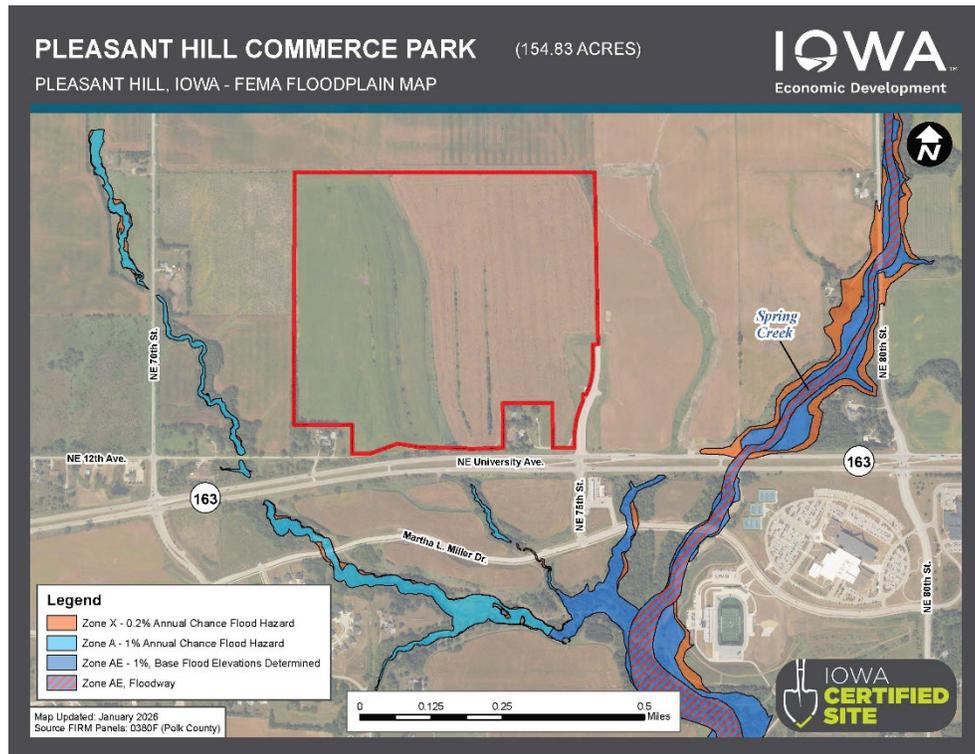
# SITE CHARACTERISTICS

USGS



FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones; Map # 19153C0380F





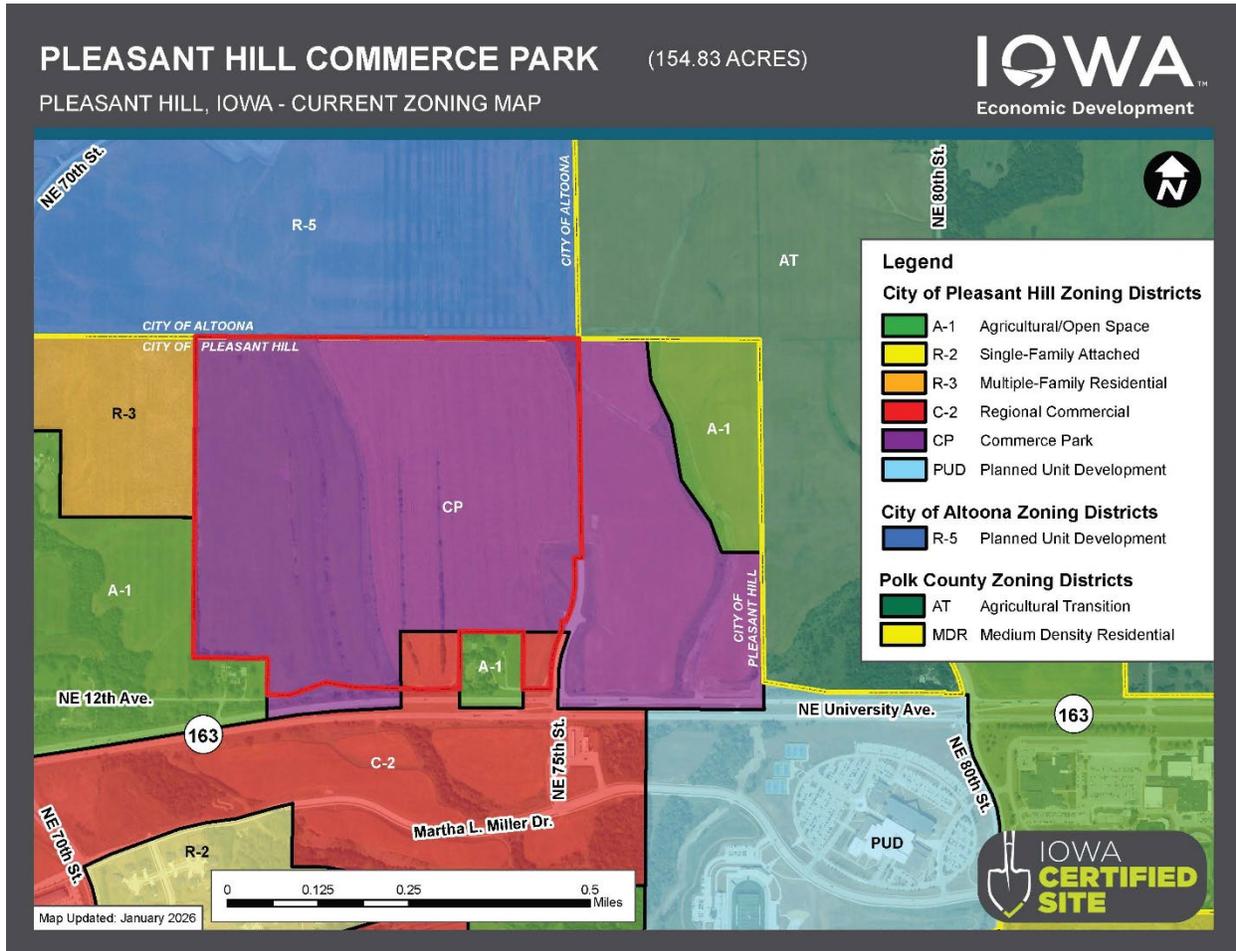
**06**

# Zoning



## CURRENT ZONING

The park is zoned Commerce Park (CP), with a small portion of the site zoned for Regional Commercial (C-2) by the City of Pleasant Hill. While a zoning change is not required for industrial use on most of the property, the small area in the south central portion of the property will need to be rezoned. Two parcels, 187301000 and 187302000, are zoned for Commercial.



The CP zoning district is intended to provide for increased flexibility in the location of certain business, office, assembly, and warehouse uses while maintaining protection for nearby residential districts. It allows selected industries of a non-nuisance character to locate in areas near residential uses. The district is proximate to main transportation routes and is characterized by lots with landscaped grounds, structures generally one or two stories in height, and materials and equipment storage in enclosed structures. The district is designed to blend effectively into neighboring commercial uses and to offer effective transitions to nearby residential uses.

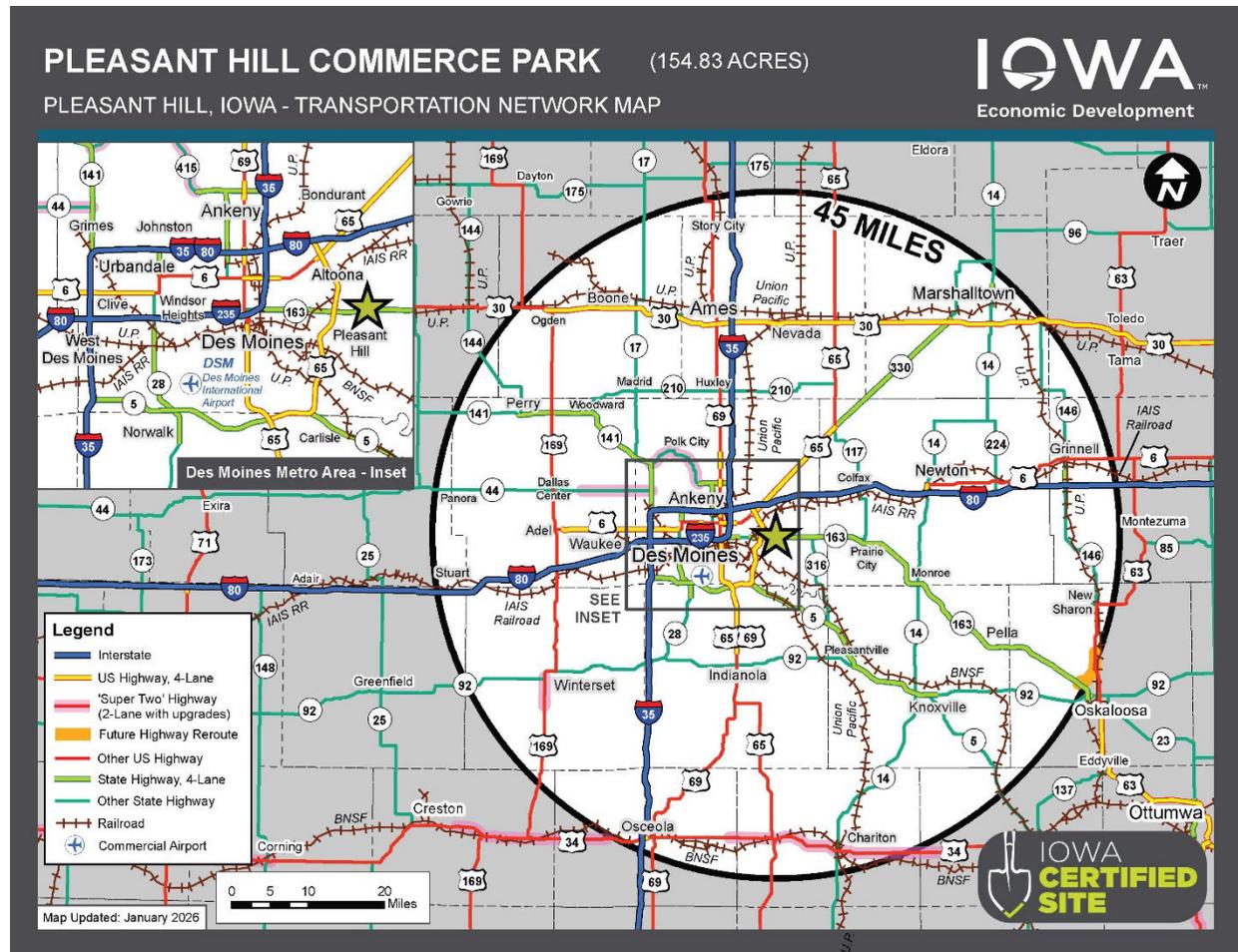
**Support Documentation:**

*Code of Ordinances of the City of Pleasant Hill, Iowa – Chapter 167 (Zoning District Regulations and Performance Standards) – As of December 17, 2025*

**07**

# Transportation





## ROADS

There is one primary road providing access to the property: NE 75<sup>th</sup> Street is a four-lane road that extends into the central portion of the park along the eastern boundary. It connects to NE University Avenue / Highway 163 in the southeastern corner of the park and is a signalized intersection. Highway 163 runs east-to-west along the southern boundary. Interstate 80 is approximately 5 miles away and can be accessed by traveling west on Highway 163, then taking a right at the signalized bypass of Highway 163 and Highway 65. From there, traveling north for 4.5 miles will place you at US 80. Interstate 235/35 is approximately 6.2 miles from the park and is connected to Interstate 80 via four-lane highways.

The City of Pleasant Hill plans for an east-west roadway, which is intended to offer ingress/egress north of the Commerce Park.

*Support Documentation:*  
*Questionnaire – City of Pleasant Hill – last updated July 15, 2024*

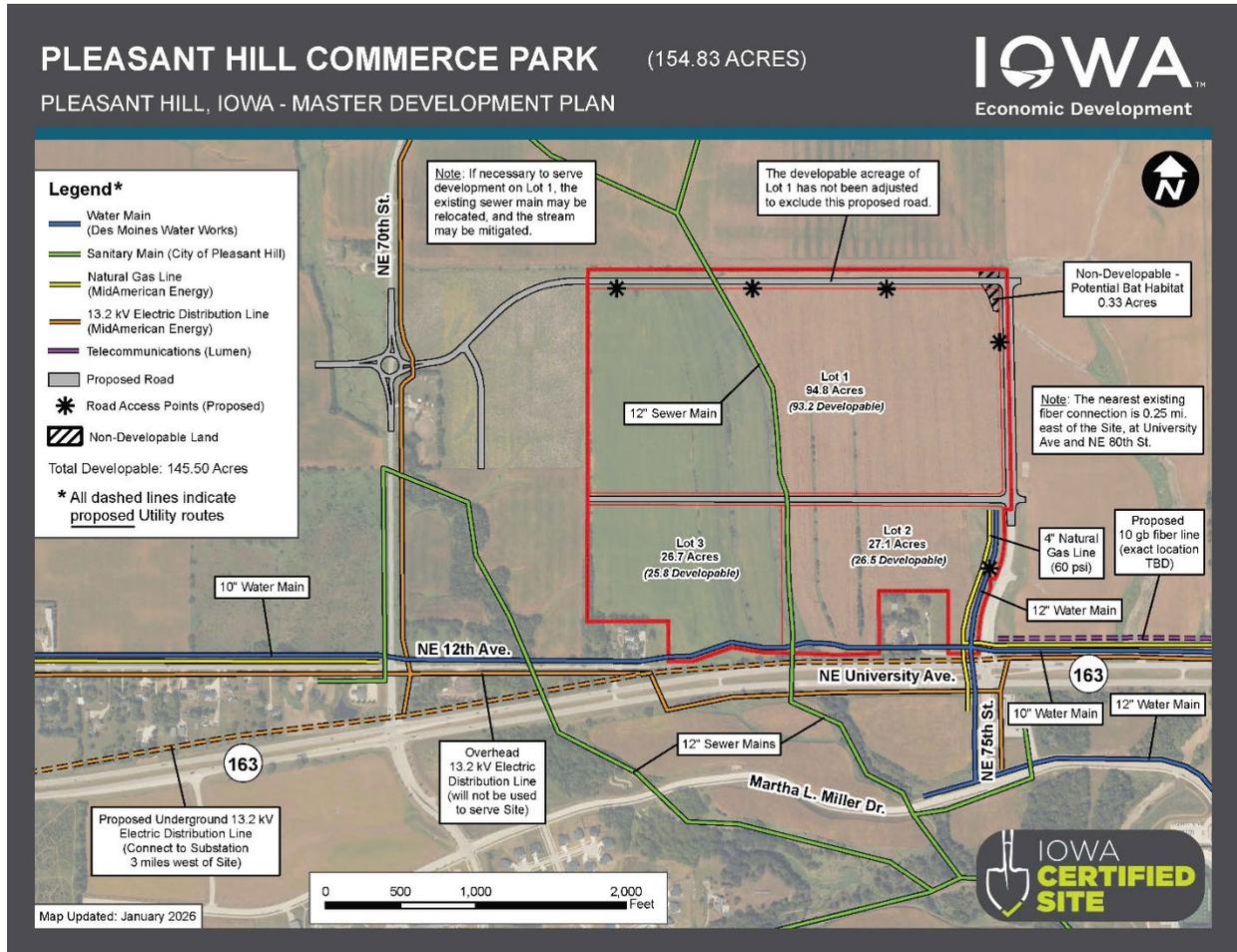
## COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 17.1 miles

**08**

# Utilities





*Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.*

## ELECTRIC

Provider: MidAmerican Energy Company (transmission and distribution)

### Service Details

- Existing Infrastructure:
  - Distribution: 13.2 kV – adjacent to the property along NE University Avenue (will not be used to serve the site)
  - Transmission: 161 kV – 2.5 miles from the site
  - Substation: Metro East Substation, located 3 miles west of the site
- Available Capacity: Presently none, but 2.5 MW will be available within 9 months
- Improvements: Approximately 3 miles of an underground 13.2kV distribution line will extend along NE University Avenue and connect to the Metro East Substation. This line is coming from the west. In order to reach 2.5 MW, upgrades to switch gear, transformer, and possibly regulator set will be required as well.
- Estimated Cost: Costs are dependent on the load, but revenue credits are expected to offset costs

- Estimated Schedule: Less than 9 months to meet 2.5 MW, with equipment expected to be readily available. Electric specific easement or PUE on the property will be required as well.
- Other: Any electricity needs exceeding 2.5 MW will require a feeder extension from the Metro East substation, totaling \$1.45M (with revenue credits expected to help offset costs) which can be accomplished within 9 months. Any electricity needs exceeding 5 MW will require a new on-site substation, with a load study on the project to determine costs. Timeframe would be 36-48 months. Feeder redundancy will be possible after feeder extension.

Contact:  
Corey Morrison  
Business and Community Development Manager  
MidAmerican Energy  
corey.morrison@midamerican.com  
(515) 252-6603

*Support Documentation:*  
*Electric Questionnaire – August 6, 2025*

## NATURAL GAS

Provider: MidAmerican Energy Company (distribution) and Northern Natural Gas (transmission)

### Service Details

- Existing Infrastructure: A 4-inch 60 PSIG line runs along NE 75<sup>th</sup> St. where it intersects NE University Avenue on the southeast corner of the site.
- Available Capacity: 7,500 mcf is available with upgrades as analyzed for site certification
- Improvements: Install 330 feet of new 12-inch steel 135 PSIG and 3,495 feet of 2-inch plastic 60 PSIG distribution main, along with necessary tie-ins, in order to meet 7,500 mcf.
- Estimated Cost: \$553,000; Revenue credits are available to offset gas infrastructure costs. The customer will be eligible for 100 feet of free plastic service but will be required to pay for any additional footage. There will be no charge for the meter set installation, but the location must meet MEC requirements. Actual costs will need to be determined in coordination with end user. These estimated do not include gross-up tax.
- Estimated Schedule: Upgrades can be completed in less than 9 months (one to three months for design, one to three months for permitting, and six months for construction). Design and permitting can be conducted concurrently. Lead time for materials required for improvements is estimated at less than 3 months.
- Other: All improvements would be done in existing city right-of-way. No property needs to be acquired for improvements.

Contact:  
Corey Morrison  
Business and Community Development Manager  
MidAmerican Energy Company  
corey.morrison@midamerican.com  
(515) 252-6603

*Support Documentation:*  
*Natural Gas Questionnaire - July 31, 2025*

## WATER

Provider: Des Moines Water Works

### Service Details

- Existing Infrastructure: A 10-inch water main runs adjacent to the site along NE University Avenue, with a 12-inch water main extending from Martha L. Miller Drive into the southwest corner of the site.
- Available Capacity: With extensions from the 12-inch main on site, a demand of 150,000 gpd could be met. Additional fire flow should be available.
- Improvements: According to high level hydraulic modeling, no improvements are necessary by the water provider to meet the 150,000 gpd threshold, although a full hydraulic flow evaluation would be required to allow better discernment. If needed, a new 24-inch feeder main in the vicinity could be required, where design and construction costs would typically be the developer's responsibility.
- Estimated Cost: Compacity expense/system development fee to the developer can be estimated at \$20/gallon, yielding a potential fee near \$3 million (150,000 gallon x \$20/gallon) at peak usage. System development fees for large users will be calculated on a case-by-case basis and are to help recover costs associated with purchasing treatment capacity.
- Estimated Schedule: High-level hydraulic modeling indicates the site is ready now.

### Water Treatment

- Owner/Operator: Central Iowa Water Works/ Des Moines Water Works
- Plant: Core Network includes FWTP, MWTP, and SWTP
- Total Permitted Capacity: 134.5 million gallons per day
- Average Utilization: 55.72 million gallons per day
- Peak Utilization: 102.15 million gallons per day
- Excess Capacity: N/A
- Other: Current planned Central Iowa Water Works capacity upgrades include a +10 million gallons per day expansion from Saylorville Site by 2029.

### Contact:

Lindsey Wanderscheid  
Director of Engineering Services  
Des Moines Water Works  
lwanderscheid@dmww.com  
(515) 283-8731

*Support Documentation:  
Water Questionnaire – July 28, 2025*

## WASTEWATER

Provider: City of Pleasant Hill

### Service Details

- Existing Infrastructure: A 12-inch gravity sanitary sewer main crosses through the center of the site
- Available Capacity: 1.6 MGD total capacity, with 0.6 MGD excess serving the property.
- Improvements: None

- Estimated Cost: N/A
- Estimated Schedule: N/A
- Other: If a developer elects to construct a building over the existing sewer line, they would be responsible for any rerouting.

### Wastewater Treatment

- Plant: Des Moines Metropolitan Wastewater (7.8 miles)
- Total Permitted Capacity: 200 MGD Peak Wet Weather
- Average Utilization: 50 MGD Average Dry Weather
- Peak Utilization: 134 MGD Average Wet Weather Flow
- Excess Capacity: 52 MGD

Contact:  
Russ Paul  
Public Works Director  
City of Pleasant Hill  
rpaul@pleasanthilliowa.org  
(515) 250-2759

*Support Documentation:*  
*Wastewater Questionnaire – July 28, 2025*

### TELECOMMUNICATIONS

Provider: Lumen (CenturyLink)

### Service Details

- Existing Infrastructure: Underground fiber is present at the NW corner of the intersection of Highway 163 (NE University Avenue) and NE 80<sup>th</sup> Street.
- Improvements: Underground fiber will need to be extended from the intersection of Highway 163 (NE University Avenue) and NE 80<sup>th</sup> Street, into the property. Distance would depend on location of the entrance to the facility, but will likely be less than one mile.
- Services: Most fiber-based services are available in the wire center. If additional fiber is required for diversity, additional dollars and time for construction will be needed.
- Estimated Cost: \$60,000 - \$75,000, dependent on building entrance and services needed. Lumen may also need to reinforce existing fiber backbone depending on ultimate needs of the park.
- Estimated Schedule: 90 – 120 days dependent on contractual agreement and time of year.
- Other: Potential ROW permits may be required for Highway 163 from NE 80<sup>th</sup> Street.

Contact:  
Timothy O’Hern  
Senior Planning Engineer  
Lumen (Century Link)  
Timothy.OHern@lumen.com  
(515) 461-5023

*Support Documentation :*  
*Telecommunications Questionnaire – May 31, 2024*

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## Due Diligence



## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) conducted to ASTM E1527-21 standards did not identify any Recognized Environmental Conditions (RECs), Controlled RECs (CRECs), and/or Significant Data Gaps (SDGs) in connection with the site. Soil and groundwater testing are not recommended at this time.

*Support Documentation:*  
*Phase I Environmental Site Assessment – Snyder & Associates – July 29, 2025*

## WETLANDS

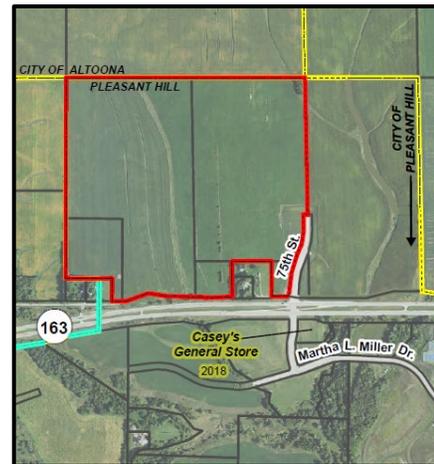
A wetlands delineation was completed on the property in April 2019. The USACE issued an Approved Jurisdictional Determination in October 2025. They determined at the project, as proposed, does not require a Department of the Army (DA) Section 404 permit. Indications of discharge of dredged or fill material were not found to occur in waters of the United States (including wetlands), therefore that determination resulted.

*Support Documentation:*  
*Approved Jurisdictional Determination – U.S. Army Corps of Engineers – October 20, 2025*

## SPECIES

### U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Indiana Bat (Mammal) - Endangered
  - Northern Long-eared Bat (Mammal) – Endangered
  - Tricolored Bat (Mammal) – Proposed endangered
  - Monarch Butterfly (Insect) – Proposed Threatened
- Critical Habitats
  - No critical habitats were identified at this location.



No potential habitat was observed for federal listed species, therefore there is a 'No Effect' determination for endangered species listed.

*Support Documentation:*  
*Rare, Threatened, and Endangered Species Technical Memorandum – Snyder & Associates - July 29, 2025*

## CULTURAL RESOURCES

A Phase I Intensive Archeological Investigation was completed by the University of Iowa Office of the State Archaeologist (OSA). Three newly recorded archaeological sites were identified on the property: Site 13PK1074 consists of a small historic artifact scatter, Site 13PK1075 consists of a historic artifact scatter and one prehistoric chert flake, and Site 13PK1076 consists of a

single isolated prehistoric projectile point. All three sites were recommended not eligible for listing on the National Register of Historic Places.

In 2019, A Cultural Resource Identification Survey was conducted by the University of Iowa OSA and included an investigation of the 0.25-mile buffer zone around the project area. A total of 14 properties were identified during the mixed intensive and reconnaissance survey, nine of which included buildings at least 45 years old. The consultant did not identify any properties within the certification site itself. Three properties adjacent to the Certification Site were surveyed at the intensive-level are evaluated as not eligible for listing in the National Register of Historic Places, and all but one of the other 11 properties in the buffer area is unlikely to be eligible for listing. The investigation found that a barn located within the buffer zone may be eligible for listing in the NRHP and recommended that additional research be conducted to evaluate the barn's significance.

Snyder & Associates provided a letter indicating that the Phase I Intensive Archeological Investigation and a Historical Architectural Investigation on the Pleasant Hill Commerce Park were performed to accepted industry standards. Since the conditions of the property have not changed, the information in the reports remains valid and can be relied upon for site certification efforts.

SHPO indicated that the work conducted by the University of Iowa OSA could be used to support a federal agency's determination of eligibility and effect. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

*Support Documentation:*

*Email from State Historic Preservation Office (Sara Andre)– June 13, 2024*

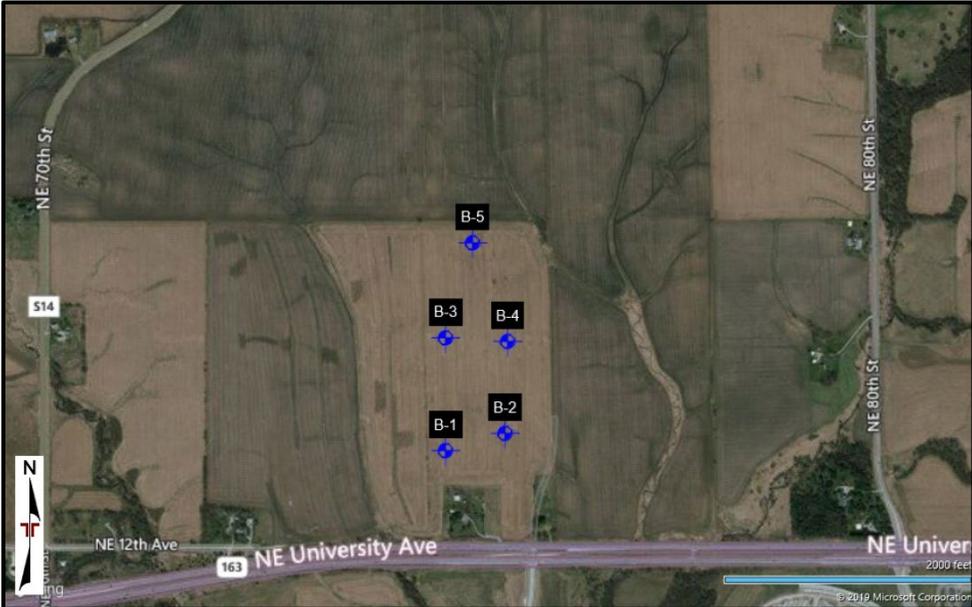
*Letter from Snyder & Associates – April 25, 2024*

*Cultural Resource Identification Survey – University of Iowa Office of the State Archaeologist – July 12, 2019*

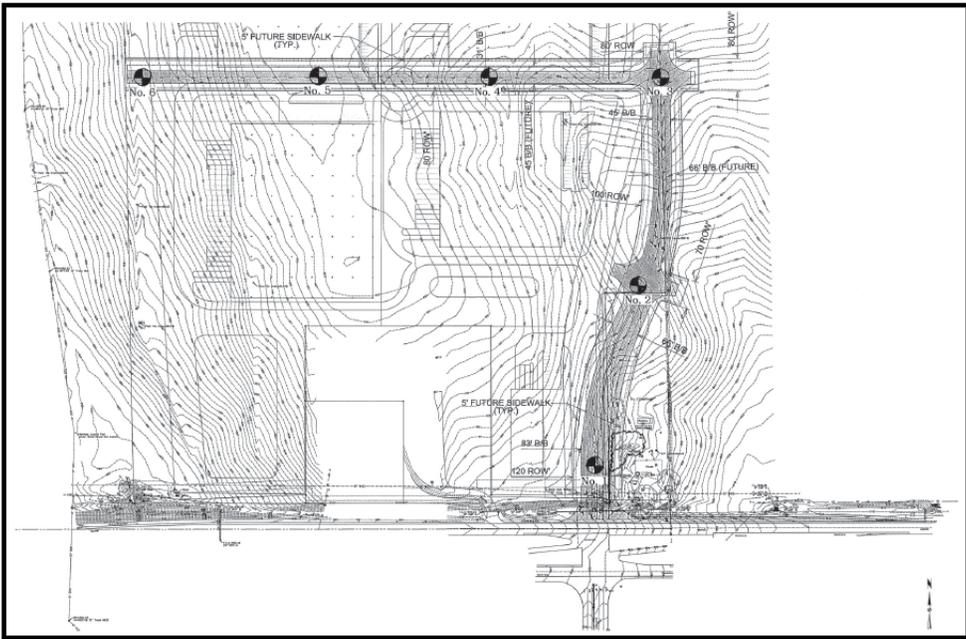
*Phase I Intensive Archaeological Investigation – University of Iowa Office of the State Archaeologist – July 9, 2019*

## GEOTECHNICAL

A Preliminary Geotechnical Evaluation was completed on the eastern portion of the property and included five borings drilled to depths of 25.5 feet below existing grades. Utilizing their experience and knowledge of the geologic conditions of the general area, Terracon recommends using Seismic Site Class D for the property.



A Geotechnical Exploration was completed along the now existing 75<sup>th</sup> Street roadway, as well as within the proposed future roadway running through the property. The study included six borings drilled to depths of 15 to 25 feet below existing grades.



*Support Documentation:*  
*Preliminary Geotechnical Exploration – Terracon – January 17, 2019*  
*Geotechnical Exploration – Allender Butzke Engineers (ABE) – July 23, 2013*

**10**

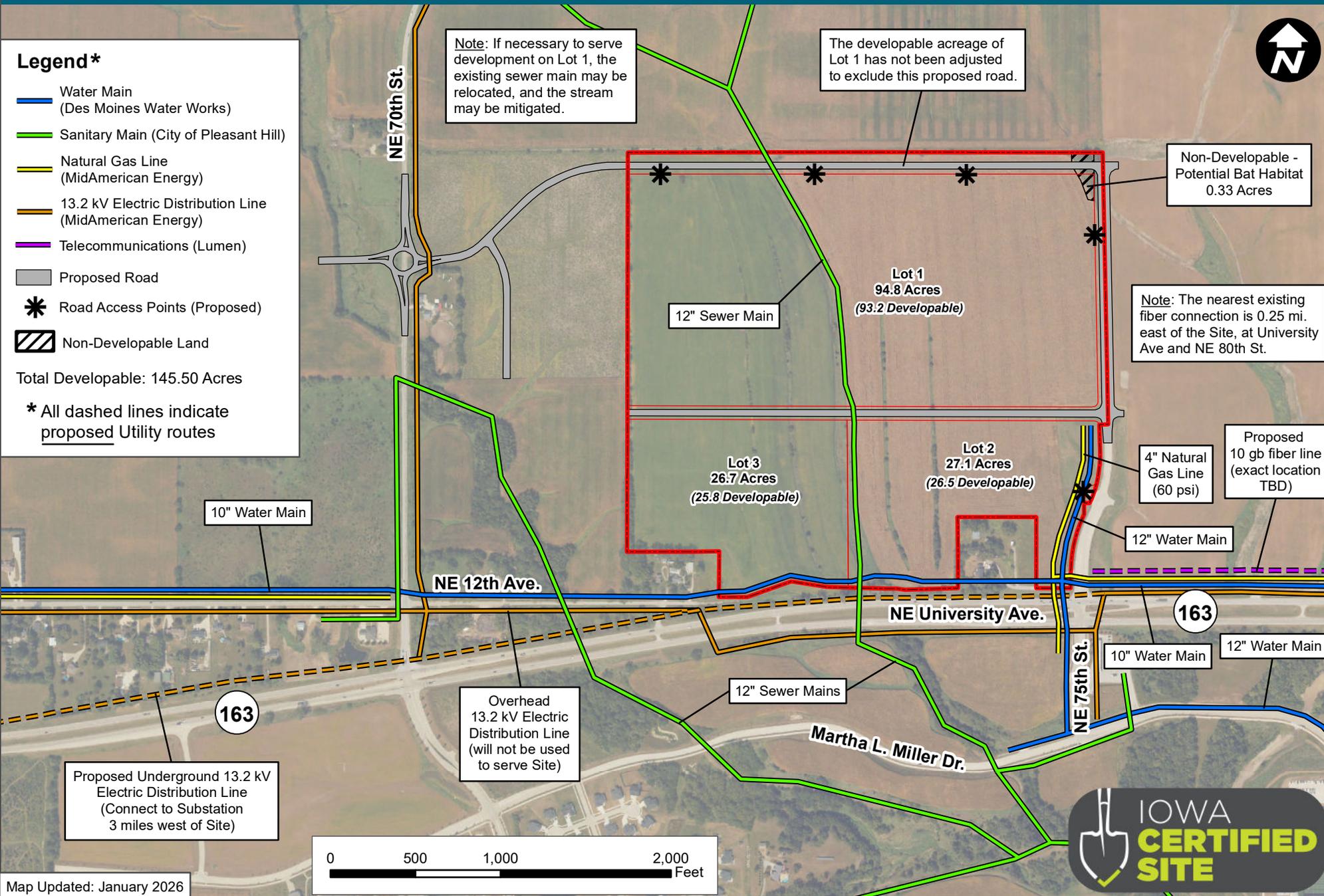
# Master Plan



# PLEASANT HILL COMMERCE PARK

(154.83 ACRES)

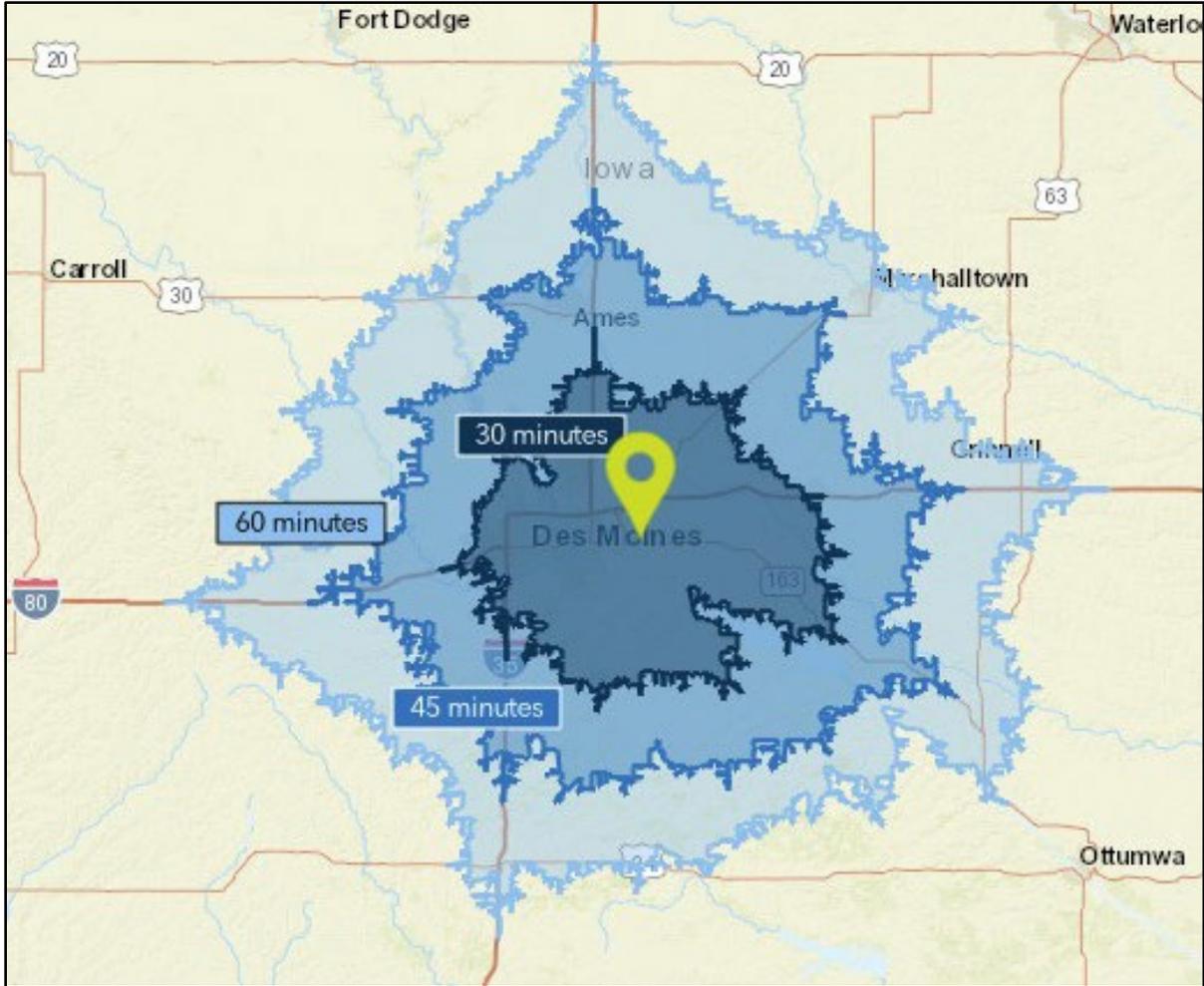
## PLEASANT HILL, IOWA - MASTER DEVELOPMENT PLAN



**11**

# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	624,434	845,840	993,532
Labor Force	348,290	465,338	541,618
Manufacturing Employment	29,875	42,544	55,646
Percentage Employed in Manufacturing	9%	9%	11%
Median Age	36.9	36.3	36.9
Bachelor's Degree Attainment	42%	42%	40%
Average Hourly Wage	\$34.23	\$33.39	\$33.12
Average Manufacturing Wage	\$37.97	\$37.47	\$37.00

Source:  
 ESRI Business Analyst Online – 2025 (all data except wages)  
 JobsEQ – Q3 2025 (wage data)



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