

LAND AVAILABLE

SCOTCH RIDGE BUSINESS PARK

HWY 65 & HWY 5, CARLISLE



UP TO 2.11 - 3.44 ACRES OF DEVELOPMENT LAND AVAILABLE FOR SALE

AUSTIN HEDSTROM, SIOR
Executive Vice President
+1 515 414 1767
austin.hedstrom@jll.com

TANNER HEDSTROM
Vice President
+1 515 745 2734
tanner.hedstrom@jll.com

MARCUS R. PITTS, CCIM, SIOR
Executive Managing Director
+1 515 556 4727
marcus.pitts@jll.com



SCOTCH RIDGE

This premier development opportunity offers flexible build-to-suit and lease options for qualified tenants, providing an ideal setting for a wide range of business operations. Eligible projects may benefit from tax increment financing (TIF) and other available economic incentives, including the potential for a 10-year, 100% tax abatement. With zoning and development potential suited for manufacturing, warehouse, hotel, industrial, and commercial uses, the site presents a strong opportunity for companies seeking a strategic location to grow and invest.

AVAILABILITY

LOT	ACRES	SF	PRICE/SF	ZONING
1	3.44 ACRES	149,847 SF	\$4.45 PSF	C-2 COMMERCIAL
2	2.11 ACRES	135,372 SF	\$5.00 PSF	M-1 LIGHT INDUSTRIAL
3	1.91 ACRES	83,199 SF	SOLD	C-2 COMMERCIAL
4	2.72 ACRES	118,485 SF	SOLD	C-2 COMMERCIAL
5	2.71 ACRES	118,048 SF	SOLD	C-2 COMMERCIAL
6	2.97 ACRES	129,373 SF	UNDER CONTRACT	C-2 COMMERCIAL
7	19.77 ACRES	861,181 SF	UNDER CONTRACT	LIGHT INDUSTRIAL
8	9.26 ACRES	403,366 SF	UNDER CONTRACT	LIGHT INDUSTRIAL
9	0.87 ACRES	37,897 SF	UNDER CONTRACT	RESIDENTIAL
10	5.79 ACRES	252,212 SF	UNDER CONTRACT	RESIDENTIAL
11	2.15 ACRES	93,654 SF	UNDER CONTRACT	RESIDENTIAL
12			SOLD	
13			SOLD	



CORPORATE NEIGHBORS

Ideally positioned with quick access to Highway 65 via Highway 5, this property offers excellent regional connectivity and convenient access to Downtown Des Moines. The location benefits from strong traffic exposure, with approximately 26,700 vehicles per day along Highway 5 and 30,400 vehicles per day on Highway 65, providing outstanding visibility and accessibility for a variety of commercial and industrial users.

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION	34,328	240,044	456,364
HOUSEHOLDS	12,968	97,368	187,140
AVERAGE HH INCOME	\$110,015	\$97,672	\$108,583



DEVELOPMENT LAND FOR SALE

SCOTCH RIDGE BUSINESS PARK

HWY 65 & HWY 5, CARLISLE

AUSTIN HEDSTROM, SIOR

Executive Vice President

+1 515 414 1767

austin.hedstrom@jll.com

TANNER HEDSTROM

Vice President

+1 515 745 2734

tanner.hedstrom@jll.com

MARCUS R. PITTS, CCIM, SIOR

Executive Managing Director

+1 515 556 4727

marcus.pitts@jll.com

jll.com/des-moines

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

