

PLEASANT HILL, MISSOURI

“Pleasant Hill, Mo.— Where The Tracks Meet The Trail.”

This phrase captures the essence of one of the most exciting recent developments in Pleasant Hill, as the community, with its rich railroad history, becomes the home and western terminus of the Rock Island Trail State Park. While many people are already familiar with Pleasant Hill as the home of a first-class school system, a historic Downtown Business District, the National Weather Service, and the Cass County Fair, many more will come to know it as the site of Missouri’s newest state park.

The Rock Island Trail, the adjoining MOPAC Trail, and the proposed Jackson County extension into Kansas City are only the most recent additions to an award-winning community with an exceptionally high quality of life. Located on the southeast corner of the Kansas City metro area, Pleasant Hill maximizes livability combined with access to big-city amenities. National livability ratings consistently rank Pleasant Hill as one of the safest communities in the state, as well as one of the top places in Missouri to raise a family.



- Industrial development opportunities also abound on sites along the Union Pacific and within an Enhanced Enterprise Zone. Industries based in Pleasant Hill include ICF Custom Fabricators, High Quality Plastics, HSC Industrial Coatings, Whistle Redi-Mix, and Southeast Wood.
- As a community located in both Cass County and Jackson County, Pleasant Hill is within 15 miles of both I-70 and I-49, and 5 miles from both 50 Highway and 291 Highway.

So, if you are looking for a truly special place to live, play, visit, or do business, Pleasant Hill, Missouri is a destination worth exploring. Please give us a call.

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In addition to being a great place to live, Pleasant Hill also stands out as a great place for business opportunities:

- Census figures demonstrate dramatic growth in recent years in the Pleasant Hill area, which now has 8,250 residents within the city limits, over 22,000 within five miles of the city center, and over 125,000 within 10 miles. That represents a lot of roof tops in close proximity to businesses located in Pleasant Hill.
- Market analysis indicates this growth community is underserved in the retail sector, making it a potential “hot spot” for new retail development.
- Retailers, particularly those looking for “destination” venues, can take advantage of tax credits for investing in the historic Downtown, all of which lies within a National Register Historic District. The Downtown also benefits from the Trail, which winds its way through the business district utilizing a unique “cycle track” design.
- According to local realtors, homes are snapped up almost as soon as they are listed, which is indicative of the robust opportunities in the local housing market. Quality homes of all sizes and price ranges can be found in Pleasant Hill.

