

Youssi Custom Homes of Iowa Expands Single Family Homes and Ranch Villa Options in Top-Ranked School District

April 14, 2026

BETTENDORF, Iowa - April 14, 2026 -

Youssi Custom Homes of Iowa has announced the expansion of its residential development offerings at Forest Grove Crossing in Bettendorf, introducing additional ranch-style villas and condominiums to meet growing demand in the Pleasant Valley School District area. The development now features enhanced virtual tour capabilities and new floor plan options designed to serve both first-time homebuyers and those seeking to downsize.

The expansion comes as the Pleasant Valley School District recently received recognition as the top school district in Iowa according to MSN rankings, driving increased interest in quality housing within the district boundaries. The Forest Grove Crossing development offers properties starting in the low $200,000 range, with preconstruction pricing and incentives available for early buyers.

"The recognition of Pleasant Valley as Iowa's premier school district has created unprecedented demand for

quality housing in the area," said Shane Youssi, President of Youssi Custom Homes of Iowa. "Our expanded offerings at Forest Grove Crossing provide families and individuals with exceptional home options that combine craftsmanship, value, and location in one of the most desirable educational environments in the state."

The company has introduced an enhanced virtual tour platform that allows prospective buyers to explore properties through detailed walkthrough videos. This technology has proven particularly valuable for out-of-area buyers relocating to the Quad Cities region, which comprises Davenport, Bettendorf, Rock Island, and Moline.

The ranch villas at Forest Grove Crossing feature 1,446 square feet of living space with full unfinished basements, providing potential for future expansion. Each villa includes craftsman-style architecture with cedar brackets, luxury vinyl plank flooring, Cambria quartz countertops, nine-foot ceilings, and GE stainless steel appliances. The condominiums are available in two configurations: a 1,313-square-foot two-bedroom, two-bathroom layout and a 1,565-square-foot three-bedroom, two-bathroom option.

This article highlights how the development addresses the needs of various buyer segments, from young families attracted to the school district to empty nesters seeking maintenance-free living. The properties feature energy-efficient construction, including 90+ efficiency furnaces and heated garages, reflecting modern homebuyer priorities for sustainability and comfort.

"We refuse to compromise on quality, using custom-made cabinets from Alabama, stone from Pennsylvania, American-made luxury vinyl plank flooring, and Cambria quartz countertops manufactured in Minnesota," added Youssi. "Every detail in our homes reflects our commitment to excellence and long-term value for our buyers."

The timing of this news article coincides with increased migration to the Quad Cities area, as remote work flexibility has enabled more families to prioritize school quality and housing value over proximity to major metropolitan centers.

Youssi Real Estate & Development Inc. brings over three decades of experience in residential construction to the Iowa market, having previously built more than 500 condominiums across Illinois. The company specializes in higher-end custom homes and maintains operations in Boone, DeKalb, and Winnebago Counties of Illinois, in addition to its expanding presence in Bettendorf.

###

For more information about Youssi Custom Homes of Iowa, contact the company here:Youssi Custom

Homes of IowaShane Youssi(563) 265-9084syoussi@youssirealestate.com6757 Genesis WayBettendorf, IA 52722

Youssi Custom Homes of Iowa

Youssi Real Estate & Development Inc. and our various subsidiaries have been satisfying our customers for over 30+ years. We have been building and developing condominiums, townhomes, and single family residences since 2003 in Iowa and Illinois.

Website: https://ychomesofiowa.com

Email: syoussi@youssirealestate.com

Phone: (563) 265-9084