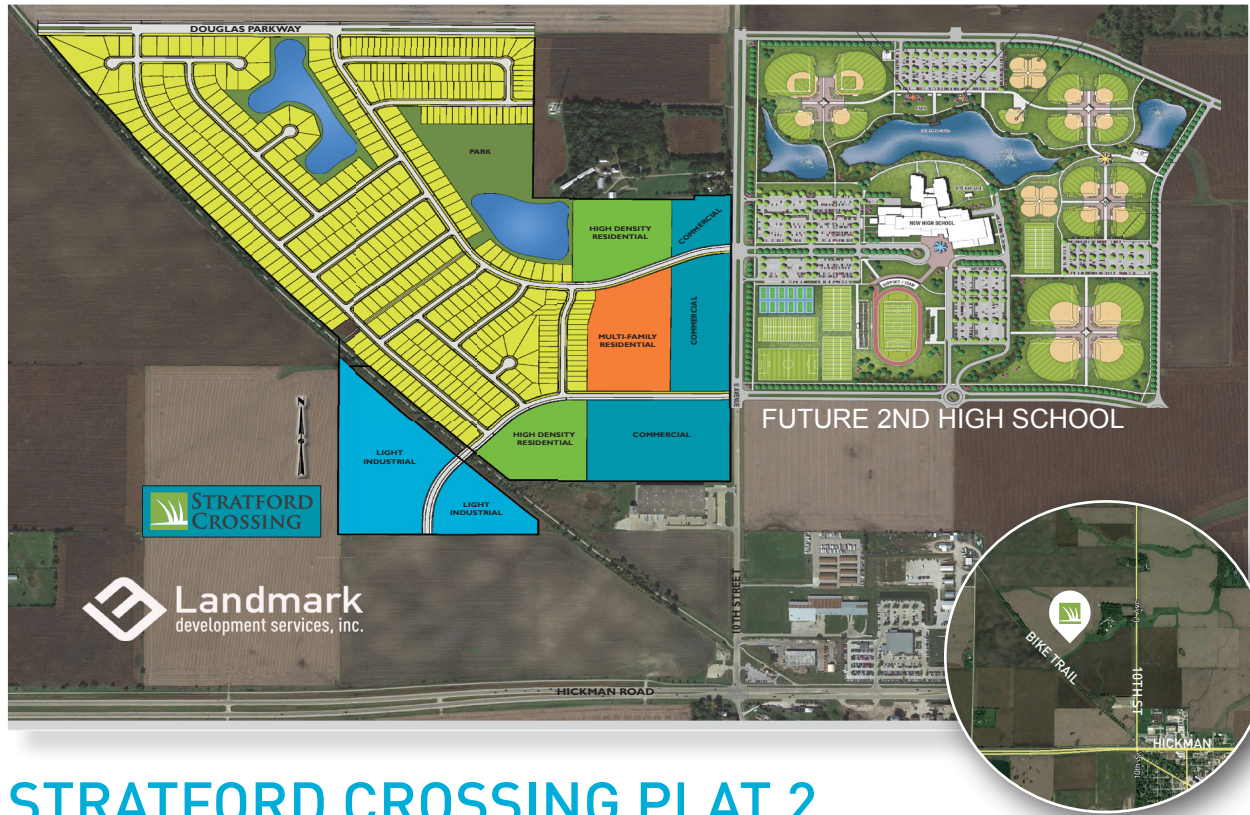


STRATFORD CROSSING PLAT 2 | WAUKEE, IA



STRATFORD CROSSING PLAT 2

Stratford Crossing Plat 2 has single-family residential lots for sale, available late Summer/Fall of 2018. Walkout, daylight, and standard residential lots available. With a short drive to the new I80 connector, homeowners will have quick access to metro area businesses. This development is across the street from the future 2nd Waukee High School.

- » Close proximity to a city park and trails
- » Retail, restaurants, and grocery stores are a short drive
- » Located on the west side of Waukee, Stratford Crossing is on 10th Street, 1/2 a mile north of Hickman.

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STRATFORD CROSSING PLAT 2 | PRICING

LOT	ADDRESS	PRICE	TYPE
1	NW STRATFORD DRIVE	\$97,900	STD
2	NW STRATFORD DRIVE	\$97,900	STD
3	NW STRATFORD DRIVE	\$97,900	STD
4	NW MILL SPRINGS DR/NW STRATFORD DR	\$65,900	STD
5	NW MILL SPRINGS DR	\$73,900	STD
6	NW MILL SPRINGS DR	SOLD	STD
7	NW MILL SPRINGS DR	SOLD	STD
8	NW MILL SPRINGS DR	SOLD	STD
9	NW MILL SPRINGS DR	SOLD	STD
10	NW MILL SPRINGS DR	SOLD	STD
11	NW MILL SPRINGS DR	SOLD	STD
12	NW MILL SPRINGS DR	SOLD	STD
13	NW MILL SPRINGS DR/ NW LEXINGTON DR	SOLD	STD
14	NW PINE BLUFF CIR/ NW LEXINGTON DR	\$70,900	STD
15	NW PINE BLUFF CIR	\$72,900	DL
16	NW PINE BLUFF CIR	\$74,900	DL
17	NW PINE BLUFF CIR	\$76,900	DL
18	NW PINE BLUFF CIR	\$78,900	WO
19	NW PINE BLUFF CIR	\$80,900	WO
20	NW PINE BLUFF CIR	\$78,900	WO
21	NW PINE BLUFF CIR	\$78,900	DL
22	NW PINE BLUFF CIR	\$78,900	STD
23	NW LEXINGTON DR/ NW PINE BLUFF CIR	\$69,900	STD
24	NW LEXINGTON DR	\$70,900	DL
25	NW LEXINGTON DR	\$70,900	DL

LOT	ADDRESS	PRICE	TYPE
26	NW LEXINGTON DR/ NW SUNRISE DR	\$63,900	DL
27	NW LEXINGTON DR/ NW SUNRISE DR	SOLD	DL
28	NW LEXINGTON DR	SOLD	WO
29	NW LEXINGTON DR	SOLD	DL
30	NW LEXINGTON DR	SOLD	DL
31	NW LEXINGTON DR	SOLD	DL
32	NW LEXINGTON DR	SOLD	STD
33	NW LEXINGTON DR	SOLD	STD
34	NW LEXINGTON DR	SOLD	STD
35	NW LEXINGTON DR	SOLD	STD
36	NW LEXINGTON DR	SOLD	STD
37	NW LEXINGTON DR	SOLD	STD
38	NW LEXINGTON DR	SOLD	STD
39	NW LEXINGTON DR	SOLD	STD
40	NW LEXINGTON DR	SOLD	STD
41	NW MILL SPRINGS DR/ NW LEXINGTON DR	SOLD	STD
42	NW MILL SPRINGS DR	SOLD	STD
43	NW MILL SPRINGS DR	SOLD	STD
44	NW MILL SPRINGS DR	SOLD	STD
45	NW MILL SPRINGS DR	SOLD	STD
46	NW MILL SPRINGS DR	SOLD	STD
47	NW MILL SPRINGS DR	SOLD	STD
48	NW MILL SPRINGS DR	SOLD	STD
49	NW MILL SPRINGS DR/ NW STRATFORD DR	SOLD	STD

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STRATFORD CROSSING PLAT 2 | LOT SIZ-

LOT NO.	ADDRESS	LOT WIDTH	BUILDABLE WIDTH*	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BASEMENT	M.O.E.	M.G.S.
1	NW STRATFORD DRIVE	73'	56'	30'	7'/8'	30'	STD	1009.00	--
2	NW STRATFORD DRIVE	70'	55'	30'	7'/8'	30'	STD	1009.00	--
3	NW STRATFORD DRIVE	70'	55'	30'	7'/8'	30'	STD/DL	1009.00	--
4	NW MILL SPRINGS DRIVE / NW STRATFORD DRIVE	87'	51'	30' ①	5'	30'	STD	1012.50	--
5	NW MILL SPRINGS DRIVE	65'	55'	30'	5'	30'	STD	1012.50	--
6	NW MILL SPRINGS DRIVE	60'	45'	30'	5'	30'	STD	1012.50	--
7	NW MILL SPRINGS DRIVE	60'	45'	30'	5'	30'	STD	1012.50	--
8	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1012.50	--
9	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1012.50	--
10	NW MILL SPRINGS DRIVE	58'	43'	30'	5'	30'	STD	1012.50	--
11	NW MILL SPRINGS DRIVE	58'	43'	30'	5'	30'	STD	1012.50	--
12	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1012.50	--
13	NW MILL SPRINGS DRIVE / NW LEXINGTON DRIVE	85'	50'	30' ①	5'	30'	STD	1012.50	--
14	NW PINE BLUFF CIRCLE / NW LEXINGTON DRIVE	77'	42'	30' ①	5'	30'	STD	1012.50	--
15	NW PINE BLUFF CIRCLE	55'	45'	30'	5'	30'	STD/DL	1012.50	--
16	NW PINE BLUFF CIRCLE	55'	45'	30'	5'	30'	DL	1012.50	--
17	NW PINE BLUFF CIRCLE	56'	46'	30'	5'	30'	DL	1012.50	--
18	NW PINE BLUFF CIRCLE	56'	46'	30'	5'	30'	DL	1012.50	--
19	NW PINE BLUFF CIRCLE	56'	46'	30'	5'	30'	DL	1012.50	--
20	NW PINE BLUFF CIRCLE	56'	46'	30'	5'	30'	DL	1012.50	--
21	NW PINE BLUFF CIRCLE	56'	46'	30'	5'	30'	STD/DL	1012.50	--
22	NW PINE BLUFF CIRCLE	66'	51'	30'	5'	30'	STD	1014.50	--
23	NW LEXINGTON DRIVE / NW PINE BLUFF CIRCLE	86'	51'	30' ①	5'	30'	STD	1014.50	--
24	NW LEXINGTON DRIVE	64'	54'	30'	5'	30'	STD/DL	1014.50	--
25	NW LEXINGTON DRIVE	64'	54'	30'	5'	30'	DL	1014.50	--
26	NW LEXINGTON DRIVE / NW SUNRISE DRIVE	88'	51'	30' ①	5'	30'	DL	1012.50	--
27	NW LEXINGTON DRIVE / NW SUNRISE DRIVE	89'	53'	30' ①	5'	30'	STD/DL	1013.50	--
28	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	DL	1013.50	--
29	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	DL	1013.50	--
30	NW LEXINGTON DRIVE	58'	43'	30'	5'	30'	DL	1013.50	--
31	NW LEXINGTON DRIVE	58'	43'	30'	5'	30'	STD/DL	1013.50	--
32	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
33	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
34	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
35	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
36	NW LEXINGTON DRIVE	58'	43'	30'	5'	30'	STD	1013.50	--
37	NW LEXINGTON DRIVE	58'	43'	30'	5'	30'	STD	1013.50	--
38	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
39	NW LEXINGTON DRIVE	55'	45'	30'	5'	30'	STD	1013.50	--
40	NW LEXINGTON DRIVE	58'	43'	30'	5'	30'	STD	1013.50	--
41	NW MILL SPRINGS DRIVE / NW LEXINGTON DRIVE	81'	46'	30' ①	5'	30'	STD/DL	1010.50	--
42	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1010.50	--
43	NW MILL SPRINGS DRIVE	62'	47'	30'	5'	30'	STD	1010.50	--
44	NW MILL SPRINGS DRIVE	61'	46'	30'	5'	30'	STD	1010.50	--
45	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1010.50	--
46	NW MILL SPRINGS DRIVE	55'	45'	30'	5'	30'	STD	1010.50	--
47	NW MILL SPRINGS DRIVE	58'	48'	30'	5'	30'	STD	1010.50	--
48	NW MILL SPRINGS DRIVE	58'	48'	30'	5'	30'	STD	1010.50	--
49	NW MILL SPRINGS DRIVE / NW STRATFORD DRIVE	98'	62'	30' ①	5'	30'	STD	1010.50	--

NOTES: ① FRONT YARD SETBACK APPLIES TO EACH STREET SIDE OF CORNER LOTS.

* BUILDABLE WIDTH IS MEASURED FROM THE FRONT YARD SETBACK. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

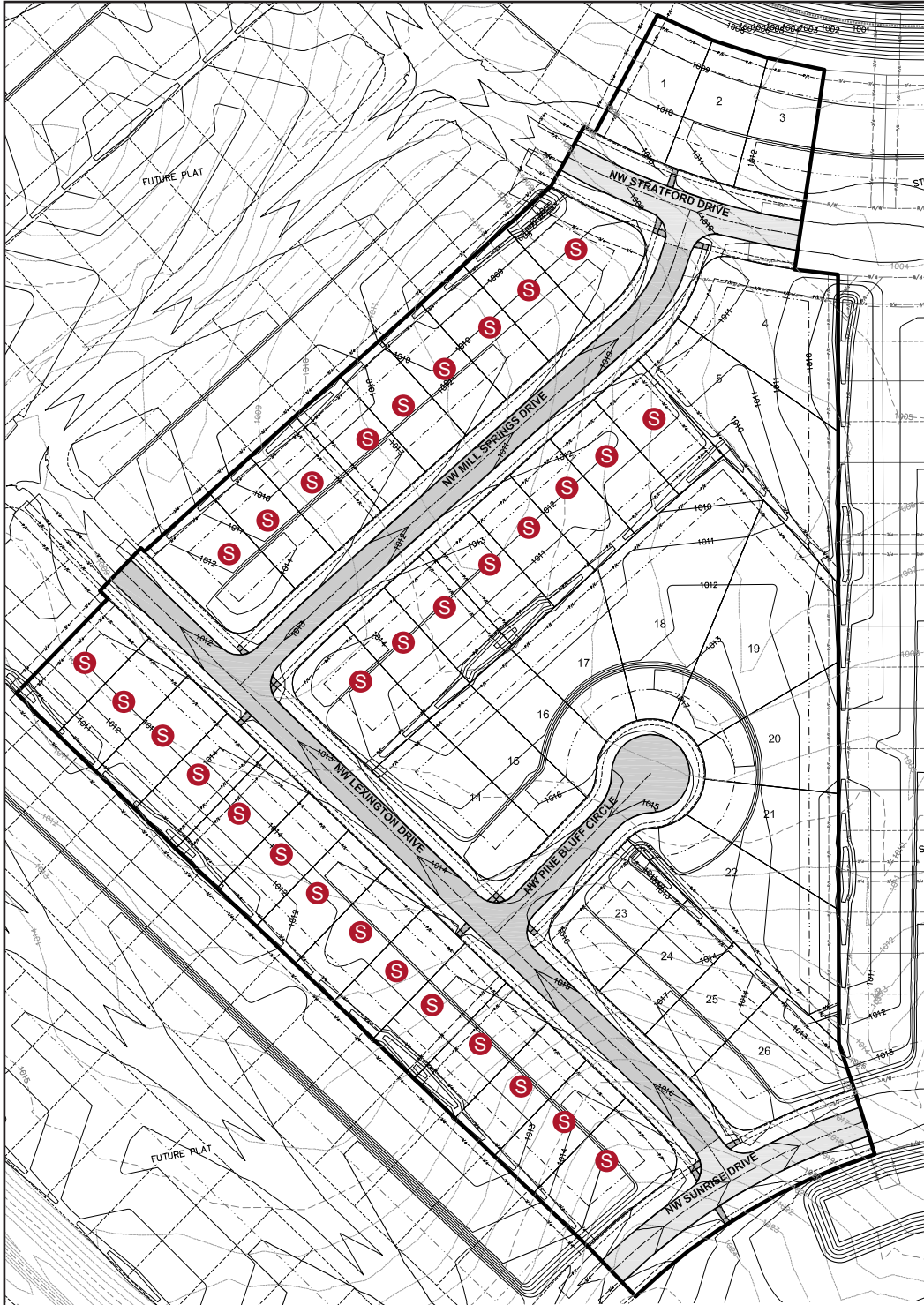
STD	STANDARD LOT
WO	WALKOUT LOT
DL	DAYLIGHT LOT
MOE	MINIMUM OPENING ELEVATION
MGS	MINIMUM GRADE AT STRUCTURE

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Landmark
brokerage services, inc.

STRATFORD CROSSING PLAT 2 | GRADING MAP



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