

FOR SALE - PLAT 1

Spring Crest Plat 1 has 12 single-family standard residential lots developed and available for home building. With a short drive to the new I-80 connector, homeowners will have convenient access to metro area attractions.

- Within walking distance to Waukee Elementary School
- Close proximity to Raccoon River Valley bike and walking trail
- Short distance to local restaurants, retail, and grocery

Spring Crest Plat 1 is located on the west side of Waukee, just south of Hickman Road on the east side of 10th Street.

Information contained here deemed reliable but not guaranteed by CS Real Estate Services

CASEY SHELTON

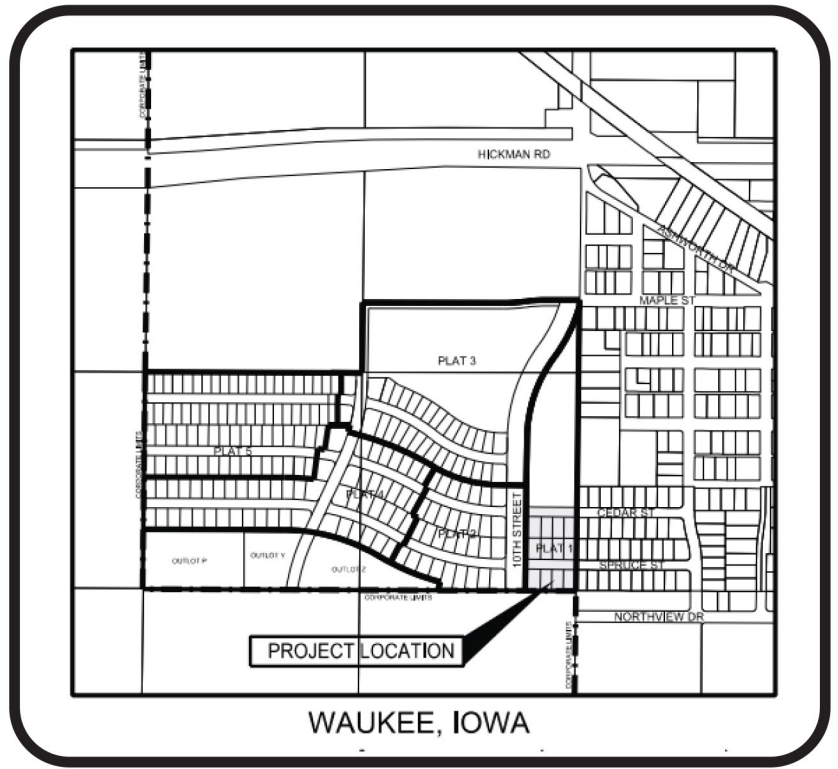
t : 515 499 6194

e : casey@csrealestateservice.com

a : 9235 Swanson Blvd . Clive . Iowa . 50325

PLAT 1 PRICING

LOT	ADDRESS	PRICE	TYPE
1	905 CEDAR ST	SOLD	STD
2	915 CEDAR ST	SOLD	STD
3	925 CEDAR ST	SOLD	STD
4	935 CEDAR ST	SOLD	STD
5	930 SPRUCE ST	SOLD	STD
6	920 SPRUCE ST	SOLD	STD
7	910 SPRUCE ST	SOLD	STD
8	900 SPRUCE ST	SOLD	STD
9	905 SPRUCE ST	SOLD	STD
10	915 SPRUCE ST	SOLD	STD
11	925 SPRUCE ST	SOLD	STD
12	935 SPRUCE ST	SOLD	STD



HICKMAN ROAD / SOUTH 10TH STREET



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SPRING CREST HICKMAN ROAD / SOUTH 10TH STREET



53,785
2017 Population



65,037
2020 Est. Population



34
Median Age



20,961
Total Employees



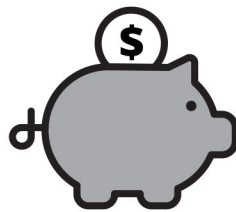
\$95,527
Median Household Income



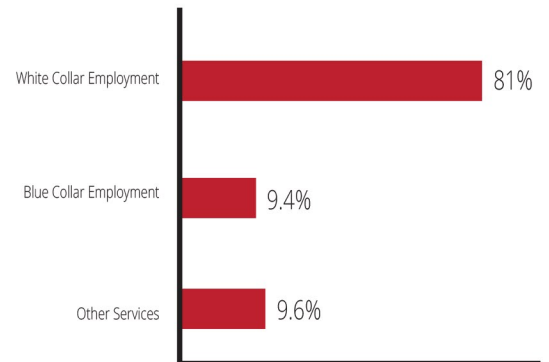
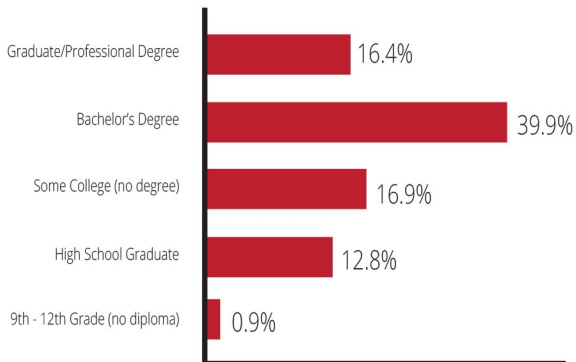
1,198
Total Businesses



21,180
Total Homes
(owned + rented)



\$281,626
Median Net Worth



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PLAT 1 LOT SIZES

LOT NO.	ADDRESS	LOT SF	LOT WIDTH	BUILDABLE WIDTH*	FRONT SETBACK	SIDE SETBACK**	REAR SETBACK	BASEMENT	M.P.E.
1	905 CEDAR STREET	10,143	78'	63'	30'	7'	30'	STD	1034.00
2	915 CEDAR STREET	9,100	70'	55'	30'	7'	30'	STD	1034.00
3	925 CEDAR STREET	9,100	70'	55'	30'	7'	30'	STD	1034.00
4	935 CEDAR STREET	11,826	92'	55'	30' ①	7'	30'	STD	1034.00
5	930 SPRUCE STREET	11,826	92'	55'	30' ①	7'	30'	STD	1034.00
6	920 SPRUCE STREET	9,100	70'	55'	30'	7'	30'	STD	1034.00
7	910 SPRUCE STREET	9,100	70'	55'	30'	7'	30'	STD	1034.00
8	900 SPRUCE STREET	10,142	78'	63'	30'	7'	30'	STD	1034.00
9	905 SPRUCE STREET	10,163	78'	63'	30'	7'	30'	STD	1035.25
10	915 SPRUCE STREET	9,160	70'	55'	30'	7'	30'	STD	1035.25
11	925 SPRUCE STREET	9,197	70'	55'	30'	7'	30'	STD	1035.25
12	935 SPURCE STREET	12,010	92'	55'	30' ①	7'	30'	STD	1035.25

NOTES: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT

* BUILDABLE WIDTH IS MEASURED FROM THE FRONT YARD SETBACK.

WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

ALL TRAILS AND SIDEWALKS ARE TO BE CONSTRUCTED BY BUILDER, UNLESS OTHERWISE SPECIFIED.

** TOTAL SIDE YARD SETBACK = 15'

STD

WO

DL

MPE

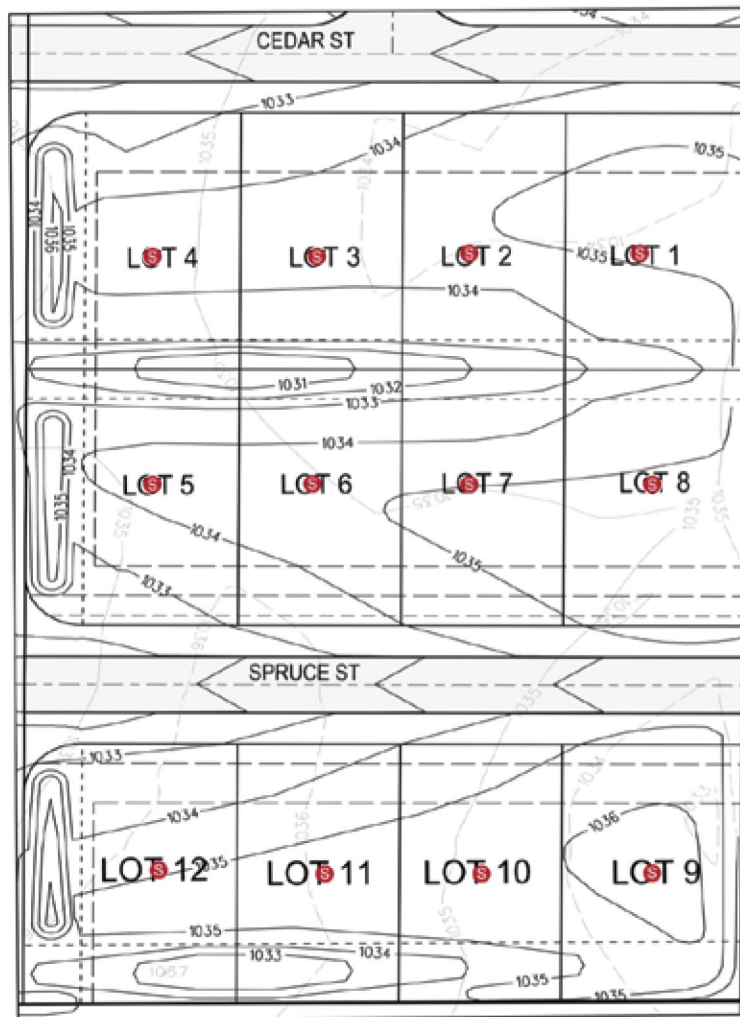
STANDARD LOT

WALKOUT LOT

DAYLIGHT LOT

MINIMUM PROTECTION ELEVATION

PLAT 1 GRADING



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