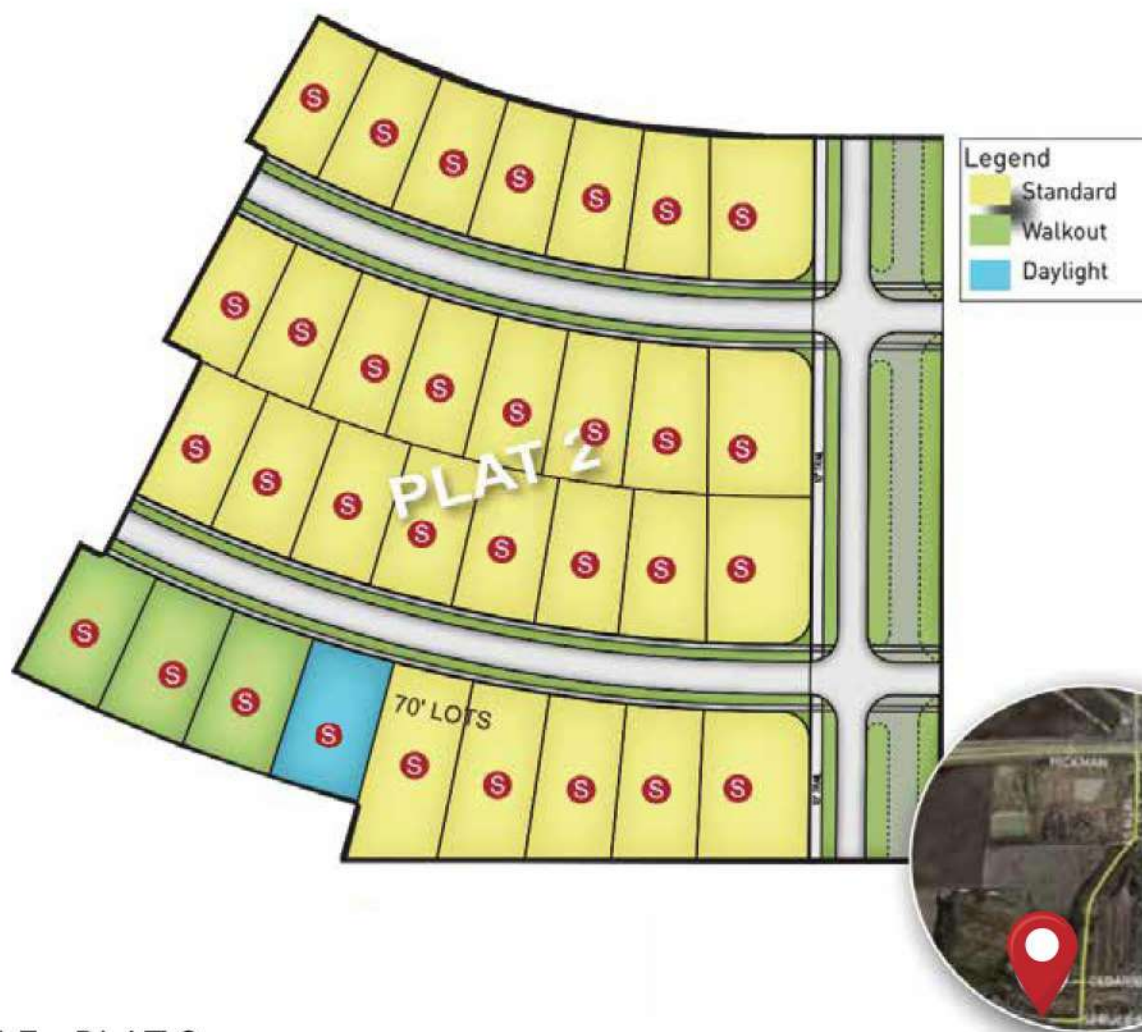




FOR SALE - PLAT 2

Spring Crest Plat 2 has 32 single-family residential lots developed and available for home building. With a short drive to the new I-80 connector, home owners 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

Lot Types:

- Walkout
- Daylight
- Standard

Spring Crest Plat 2 is located on the west side of Waukee, just south of Hickman Road on the west side of 10th Street.

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PLAT 2 PRICING

LOT	ADDRESS	PRICE	TYPE
1	955 SPRUCE STREET	SOLD	STD
2	965 SPRUCE STREET	SOLD	STD
3	975 SPRUCE STREET	SOLD	STD
4	985 SPRUCE STREET	SOLD	STD
5	995 SPRUCE STREET	SOLD	STD
6	1005 SPRUCE STREET	SOLD	DL
7	1015 SPRUCE STREET	SOLD	WO
8	1025 SPRUCE STREET	SOLD	WO
9	1035 SPRUCE STREET	SOLD	WO
10	1030 SPRUCE STREET	SOLD	STD
11	1020 SPRUCE STREET	SOLD	STD
12	1010 SPRUCE STREET	SOLD	STD
13	1000 SPRUCE STREET	SOLD	STD
14	990 SPRUCE STREET	SOLD	STD
15	980 SPRUCE STREET	SOLD	STD

LOT	ADDRESS	PRICE	TYPE
16	960 SPRUCE STREET	SOLD	STD
17	950 SPRUCE STREET	SOLD	STD
18	955 CEDAR STREET	SOLD	STD
19	965 CEDAR STREET	SOLD	STD
20	975 CEDAR STREET	SOLD	STD
21	985 CEDAR STREET	SOLD	STD
22	995 CEDAR STREET	SOLD	STD
23	1005 CEDAR STREET	SOLD	STD
24	1015 CEDAR STREET	SOLD	STD
25	1025 CEDAR STREET	SOLD	STD
26	1020 CEDAR STREET	SOLD	STD
27	1010 CEDAR STREET	SOLD	STD
28	1000 CEDAR STREET	SOLD	STD
29	990 CEDAR STREET	SOLD	STD
30	980 CEDAR STREET	SOLD	STD
31	960 CEDAR STREET	SOLD	STD
32	950 CEDAR STREET	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

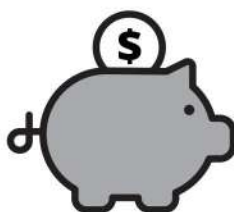


1,198

Total Businesses

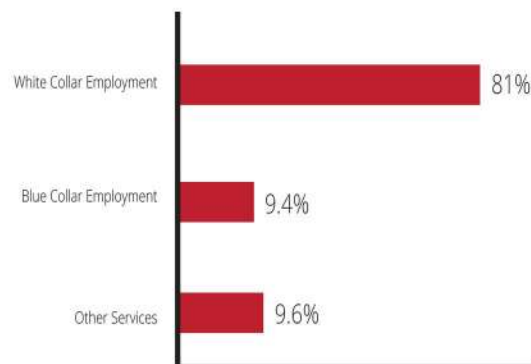
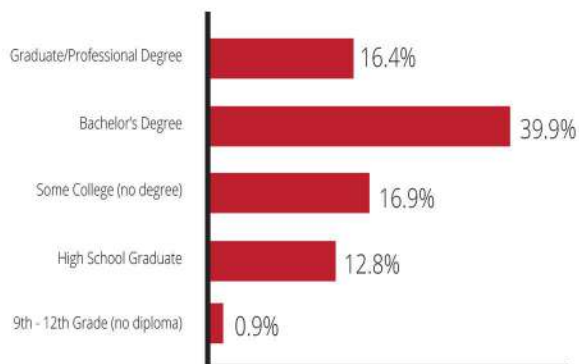


21,180

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	955 SPRUCE STREET	12,780	95'	58'	30' ①	7'	30'	STD	1024.50
2	965 SPRUCE STREET	9,911	70'	55'	30'	7'	30'	STD	1024.50
3	975 SPRUCE STREET	10,476	70'	55'	30'	7'	30'	STD	1024.50
4	985 SPRUCE STREET	11,368	70'	55'	30'	7'	30'	STD	1024.50
5	995 SPRUCE STREET	13,257	75'	58'	30'	7'	30'	DL	1024.50
6	1005 SPRUCE STREET	10,132	76'	61'	30'	7'	30'	DL	1024.50
7	1015 SPRUCE STREET	10,132	76'	61'	30'	7'	30'	WO	1024.50
8	1025 SPRUCE STREET	10,132	76'	61'	30'	7'	30'	WO	1024.50
9	1035 SPRUCE STREET	10,142	76'	61'	30'	7'	30'	WO	1024.50
10	1030 SPRUCE STREET	9,212	xx70'	xx55'	30'	7'	30'	STD	1028.50
11	1020 SPRUCE STREET	9,212	xx70'	xx55'	30'	7'	30'	STD	1028.50
12	1010 SPRUCE STREET	9,212	xx70'	xx55'	30'	7'	30'	STD	1028.50
13	1000 SPRUCE STREET	9,212	xx70'	xx55'	30'	7'	30'	STD	1028.50
14	990 SPRUCE STREET	9,212	xx70'	xx55'	30'	7'	30'	STD	1028.50
15	980 SPRUCE STREET	9,215	xx70'	xx55'	30'	7'	30'	STD	1028.50
16	960 SPRUCE STREET	9,295	xx70'	xx55'	30'	7'	30'	STD	1028.50
17	950 SPRUCE STREET	11,828	92'	55'	30' ①	7'	30'	STD	1028.50
18	955 CEDAR STREET	11,829	92'	55'	30' ①	7'	30'	STD	1028.50
19	965 CEDAR STREET	8,956	65'	50'	30'	7'	30'	STD	1028.50
20	975 CEDAR STREET	8,728	65'	50'	30'	7'	30'	STD	1028.50
21	985 CEDAR STREET	8,732	65'	50'	30'	7'	30'	STD	1028.50
22	995 CEDAR STREET	8,732	65'	50'	30'	7'	30'	STD	1028.50
23	1005 CEDAR STREET	8,732	65'	50'	30'	7'	30'	STD	1028.50
24	1015 CEDAR STREET	8,732	65'	50'	30'	7'	30'	STD	1028.50
25	1025 CEDAR STREET	8,732	65'	50'	30'	7'	30'	STD	1028.50
26	1020 CEDAR STREET	8,592	xx65'	xx50'	30'	7'	30'	STD	1027.50
27	1010 CEDAR STREET	8,592	xx65'	xx50'	30'	7'	30'	STD	1027.50
28	1000 CEDAR STREET	8,592	xx65'	xx50'	30'	7'	30'	STD	1027.50
29	990 CEDAR STREET	8,592	xx65'	xx50'	30'	7'	30'	STD	1027.50
30	980 CEDAR STREET	8,595	xx65'	xx50'	30'	7'	30'	STD	1027.50
31	960 CEDAR STREET	8,704	xx65'	xx50'	30'	7'	30'	STD	1027.50
32	950 CEDAR STREET	11,803	92'	55'	30' ①	7'	30'	STD	1027.50

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

* BUILDABLE WIDTH IS MEASURED FROM THE FRONT YARD SETBACK.

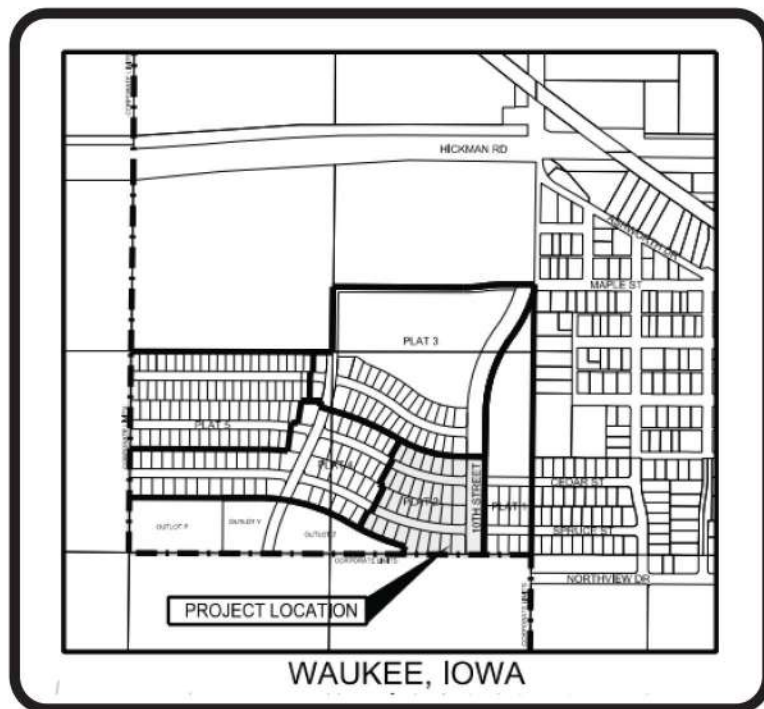
WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT.

** LOT WIDTH AND BUILDABLE WIDTH MEASURED 50' FROM SETBACK LINE

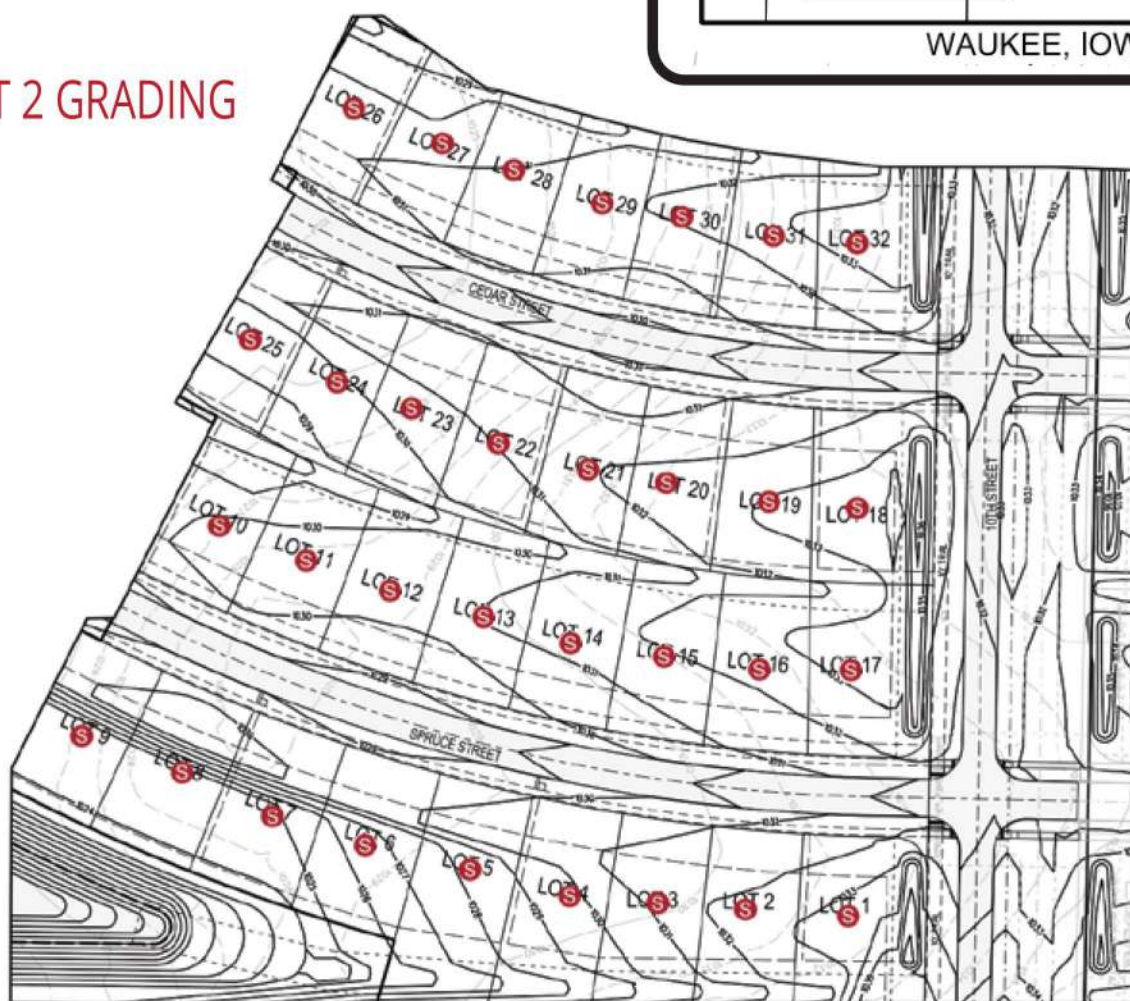
*** TOTAL SIDE YARD SETBACK = 15'

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

STD STANDARD LOT
 WO WALKOUT LOT
 DL DAYLIGHT LOT
 MPE MINIMUM PROTECTION ELEVATION



PLAT 2 GRADING



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