

FOR SALE - PLAT 4

Spring Crest Plat 4 has 57 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
- Standard

Spring Crest Plat 4 is located on the West side of Waukee, just South of Hickman Road on the West side of 10th Street and West of Plat 2.

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

CASEY SHELTON

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PLAT 4 PRICING

LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	SPRUCE ST	SOLD	WO	29	SPRUCE ST	SOLD	STD
2	SPRUCE ST	SOLD	WO	30	SPRUCE ST	SOLD	STD
3	SPRUCE ST	SOLD	WO	31	SPRUCE ST	SOLD	STD
4	SPRUCE ST	\$119,900	WO	32	SPRUCE ST	SOLD	STD
5	SPRUCE ST	\$119,900	WO	33	SPRUCE ST	SOLD	STD
6	SPRUCE ST	\$114,900	DL	34	SPRUCE ST	SOLD	STD
7	SPRUCE ST	\$114,900	DL	35	CEDAR ST	SOLD	STD
8	SPRUCE ST	\$119,900	WO	36	CEDAR ST	SOLD	STD
9	SPRUCE ST	\$119,900	WO	37	CEDAR ST	SOLD	STD
10	SPRUCE ST	\$119,900	WO	38	CEDAR ST	SOLD	STD
11	SPRUCE ST	\$119,900	WO	39	CEDAR ST	SOLD	STD
12	SPRUCE ST	\$119,900	WO	40	CEDAR ST	SOLD	STD
13	SPRUCE ST	\$119,900	WO	41	CEDAR ST	SOLD	STD
14	SPRUCE ST	\$119,900	WO	42	CEDAR ST	SOLD	STD
15	SPRUCE ST	\$119,900	WO	43	CEDAR ST	SOLD	STD
16	SPRUCE ST	\$119,900	WO	44	CEDAR ST	SOLD	STD
17	SPRUCE ST	\$119,900	WO	45	CEDAR ST	SOLD	STD
18	SPRUCE ST	\$119,900	WO	46	CEDAR ST	SOLD	STD
19	SPRUCE ST	\$119,900	WO	47	CEDAR ST	SOLD	STD
20	SPRUCE ST	SOLD	STD	48	CEDAR ST	SOLD	STD
21	SPRUCE ST	SOLD	STD	49	CEDAR ST	SOLD	STD
22	SPRUCE ST	SOLD	STD	50	CEDAR ST	SOLD	STD
23	SPRUCE ST	SOLD	STD	51	SPRUCE ST	SOLD	STD
24	SPRUCE ST	SOLD	STD	52	SPRUCE ST	SOLD	STD
25	SPRUCE ST	SOLD	STD	53	SPRUCE ST	SOLD	STD
26	SPRUCE ST	SOLD	STD	54	SPRUCE ST	SOLD	STD
27	SPRUCE ST	SOLD	STD	55	SPRUCE ST	SOLD	STD
28	SPRUCE ST	SOLD	STD	56	SPRUCE ST	SOLD	STD
				57	SPRUCE ST	SOLD	STD

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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

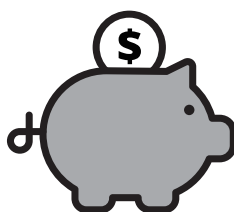


1,198

Total Businesses

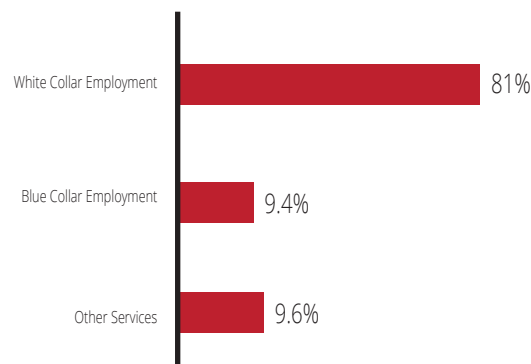
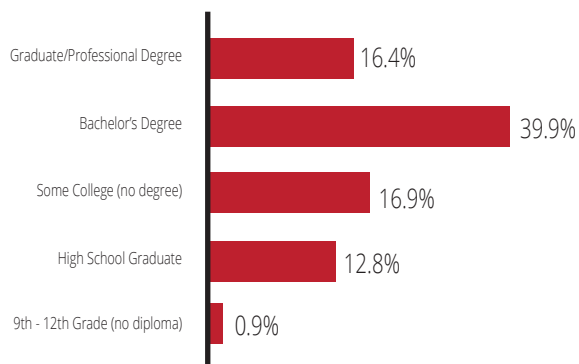


21,180

Total Homes
(owned + rented)

\$281,626

Median Net Worth



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PLAT 4 LOT SIZES

LOT NO.	ADDRESS	LOT SF	LOT WIDTH	BUILDABLE WIDTH*	FRONT SETBACK	SIDE SETBACK**	REAR SETBACK	BASEMENT	M.P.E.
1	X	10,105	76'	61'	30'	7'	30'	WO	1024.50
2		10,001	79'	64'	30'	7'	30'	WO	1024.50
3		10,001	79'	64'	30'	7'	30'	WO	1024.50
4		9,994	79'	64'	30'	7'	30'	WO	1024.50
5		10,001	79'	64'	30'	7'	30'	DL	1024.50
6		14,007	102'	65'	30' ①	7'	30'	DL	1024.50
7		13,904	125'	88'	30' ①	7'	30'	WO	1024.50
8		9,621	74'	59'	30'	7'	30'	WO	1024.50
9		9,620	74'	59'	30'	7'	30'	WO	1024.50
10		9,620	74'	59'	30'	7'	30'	WO	1024.50
11		9,620	74'	59'	30'	7'	30'	WO	1024.50
12		10,400	80'	63'	30'	7'	30'	WO	1024.50
13		10,400	80'	63'	30'	7'	30'	WO	1025.50
14		9,620	74'	59'	30'	7'	30'	WO	1025.50
15		9,620	74'	59'	30'	7'	30'	WO	1025.50
16		9,620	74'	59'	30'	7'	30'	WO	1025.50
17		9,620	74'	59'	30'	7'	30'	WO	1025.50
18		9,620	74'	59'	30'	7'	30'	WO	1025.50
19		9,620	74'	59'	30'	7'	30'	WO	1025.50
20		9,478	73'	58'	30'	7'	30'	STD	1025.50
21		9,100	70'	55'	30'	7'	30'	STD	1025.50
22		9,100	70'	55'	30'	7'	30'	STD	1028.50
23		9,100	70'	55'	30'	7'	30'	STD	1028.50
24		9,100	70'	55'	30'	7'	30'	STD	1028.50
25		9,100	70'	55'	30'	7'	30'	STD	1028.50
26		9,100	70'	55'	30'	7'	30'	STD	1028.50
27		9,100	70'	55'	30'	7'	30'	STD	1028.50
28		9,100	70'	55'	30'	7'	30'	STD	1028.50
29		9,100	70'	55'	30'	7'	30'	STD	1028.50
30		9,100	70'	55'	30'	7'	30'	STD	1028.50
31		9,100	70'	55'	30'	7'	30'	STD	1028.50
32		9,282	70'	55'	30'	7'	30'	STD	1028.50
33		9,329	70'	55'	30'	7'	30'	STD	1028.50
34		13,716	94'	57'	30' ①	7'	30'	STD	1028.50
35		13,351	115'	78'	30' ①	7'	30'	STD	1028.50
36		18,637	107'	70'	30' ①	7'	30'	STD	1029.50
37		12,039	94.5'	57.5'	30' ①	7'	30'	STD	1029.50
38		8,625	65'	50'	30'	7'	30'	STD	1029.50
39		8,625	65'	50'	30'	7'	30'	STD	1029.50
40		8,625	65'	50'	30'	7'	30'	STD	1029.50
41		8,625	65'	50'	30'	7'	30'	STD	1029.50
42		8,619	65'	50'	30'	7'	30'	STD	1029.50
43		8,502	65'	50'	30'	7'	30'	STD	1029.50
44		8,402	64'	49'	30'	7'	30'	STD	1028.50
45		8,485	67'	52'	30'	7'	30'	STD	1028.50
46		8,533	67'	52'	30'	7'	30'	STD	1028.50
47		8,533	67'	52'	30'	7'	30'	STD	1028.50
48		8,533	67'	52'	30'	7'	30'	STD	1028.50
49		8,533	67'	52'	30'	7'	30'	STD	1028.50
50		12,758	94'	72'	30' ①	7'	30'	STD	1028.50
51		11,894	98'	61'	30' ①	7'	30'	STD	1028.50
52		9,332	70'	55'	30'	7'	30'	STD	1028.50
53		9,332	70'	55'	30'	7'	30'	STD	1028.50
54		9,332	70'	55'	30'	7'	30'	STD	1028.50
55		9,332	70'	55'	30'	7'	30'	STD	1028.50
56		9,236	70'	55'	30'	7'	30'	STD	1028.50
57		9,212	73'	58'	30'	7'	30'	STD	1028.50

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.
 ** 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

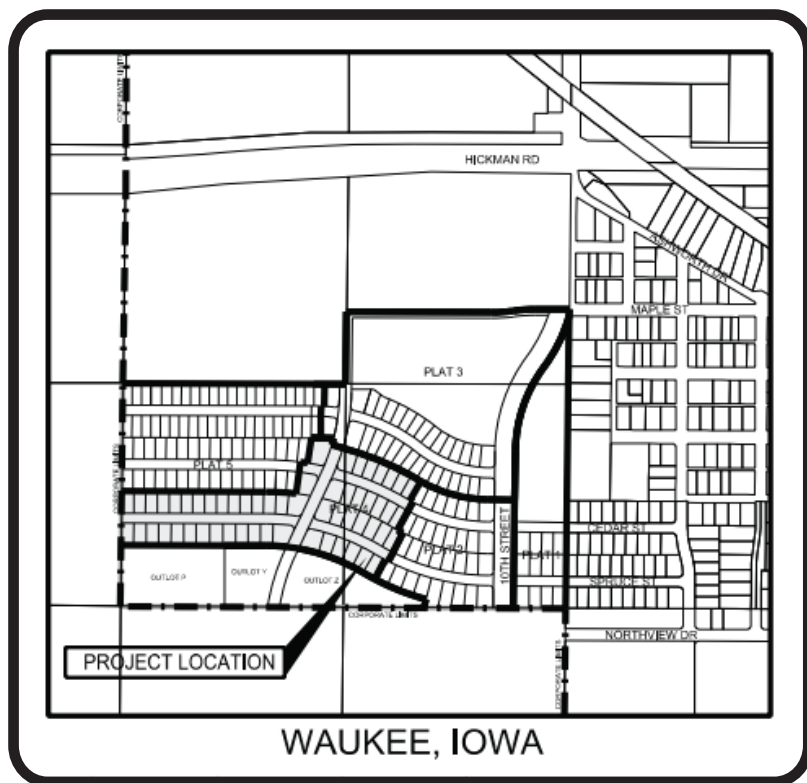
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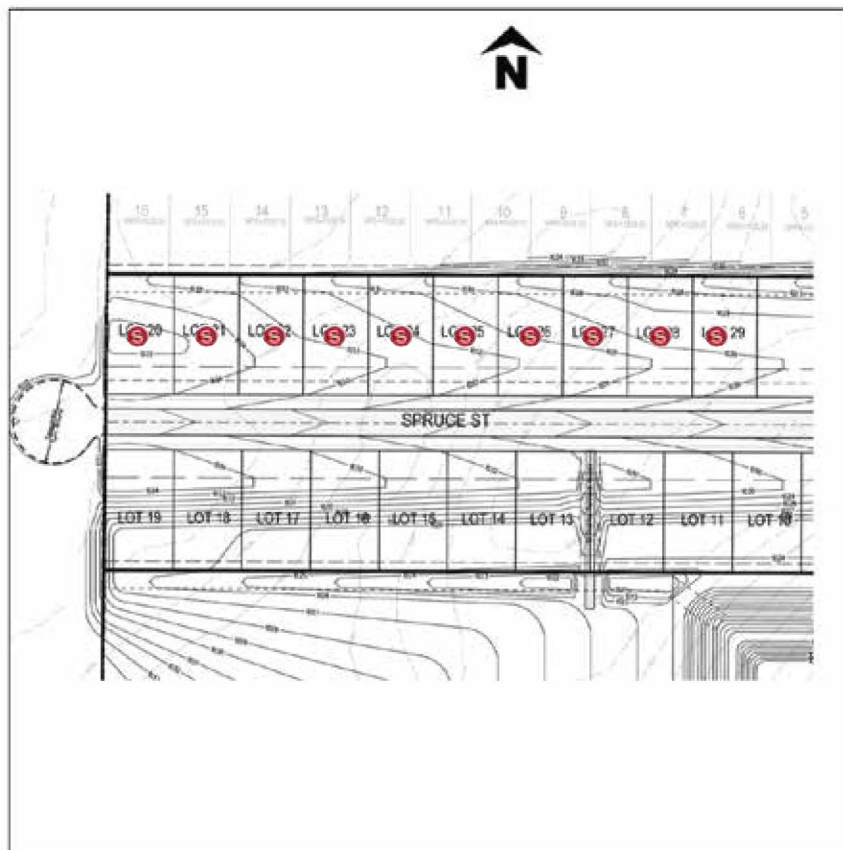
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PLAT 4 LOTS 10-29 GRADING



PLAT 4 LOTS 1-9 + 30-57 GRADING



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