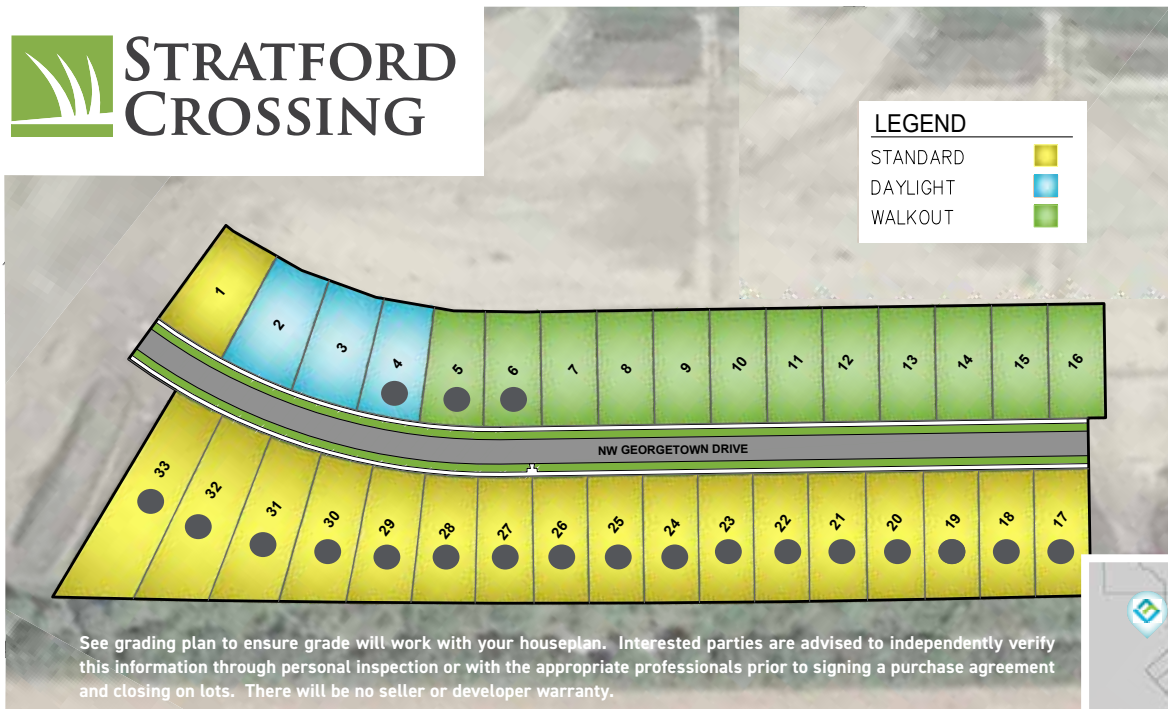
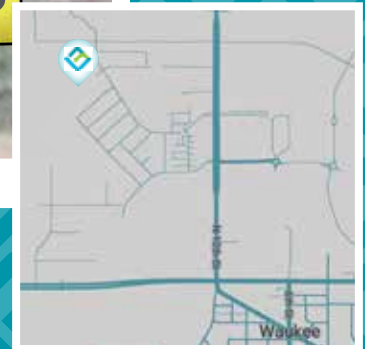




**STRATFORD
CROSSING**



Stratford Crossing is close to many area attractions. The Raccoon River Valley Trail (RRVT), Triumph Park, and the future city park, Stratford Crossing Park, offer a variety of activities for neighbors to enjoy. Northwest High School, the future Natatorium, and the upcoming 6th-7th and 8th-9th grade buildings are all within walking distance. Call today for a tour of these walkout, daylight, and standard lots.



DIRECTIONS:

From the corner of Hickman and 10th Street N. in Waukee, take 10th Street north 1-mile. Turn west onto NW Douglas Parkway. Drive 1-mile. Turn south onto Georgetown Drive. Future plat 13 will be adjacent to the trail along Georgetown Drive.

SCHOOLS (2024 - 2025)*

Radiant Elementary (K-5)

Trailridge School (6th-8th)

Prairieview School (9th)

Northwest High School (10th-12th)

*see Waukee School District website for boundary changes for 2025-2026

DISTANCE

Waukee Triangle - 2.15 mi

The Palms Theatre - 3.19 mi

Kum N Go - 1.93 mi

Hy-Vee - 3.5 mi

Future Fareway - 1.23 mi

I80 - 5.64 (mm 117)



9550 Hickman Rd., Suite 100
Clive, Iowa 50325

Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

HOME SITES: \$84,900 to \$99,900


**STRATFORD
 CROSSING**

LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	NW GEORGETOWN DR	\$94,900	ST/DL	18	NW GEORGETOWN DR	PENDING	STD
2	NW GEORGETOWN DR	\$94,900	STD/DL	19	NW GEORGETOWN DR	PENDING	STD
3	NW GEORGETOWN DR	\$94,900	DL	20	NW GEORGETOWN DR	PENDING	STD
4	NW GEORGETOWN DR	PENDING	DL	21	NW GEORGETOWN DR	PENDING	STD
5	NW GEORGETOWN DR	PENDING	DL/WO	22	NW GEORGETOWN DR	PENDING	STD
6	NW GEORGETOWN DR	PENDING	WO	23	NW GEORGETOWN DR	PENDING	STD
7	NW GEORGETOWN DR	\$94,900	WO	24	NW GEORGETOWN DR	PENDING	STD
8	NW GEORGETOWN DR	\$94,900	WO	25	NW GEORGETOWN DR	PENDING	STD
9	NW GEORGETOWN DR	\$94,900	WO	26	NW GEORGETOWN DR	PENDING	STD
10	NW GEORGETOWN DR	\$94,900	WO	27	NW GEORGETOWN DR	PENDING	STD
11	NW GEORGETOWN DR	\$94,900	WO	28	NW GEORGETOWN DR	PENDING	STD
12	NW GEORGETOWN DR	\$94,900	WO	29	NW GEORGETOWN DR	PENDING	STD
13	NW GEORGETOWN DR	\$94,900	WO	30	NW GEORGETOWN DR	PENDING	STD
14	NW GEORGETOWN DR	\$94,900	WO	31	NW GEORGETOWN DR	PENDING	STD
15	NW GEORGETOWN DR	\$94,900	WO	32	NW GEORGETOWN DR	PENDING	STD
16	NW GEORGETOWN DR	\$94,900	WO	33	NW GEORGETOWN DR	PENDING	STD
17	NW GEORGETOWN DR	PENDING	STD				

Prices subject to change without notice.

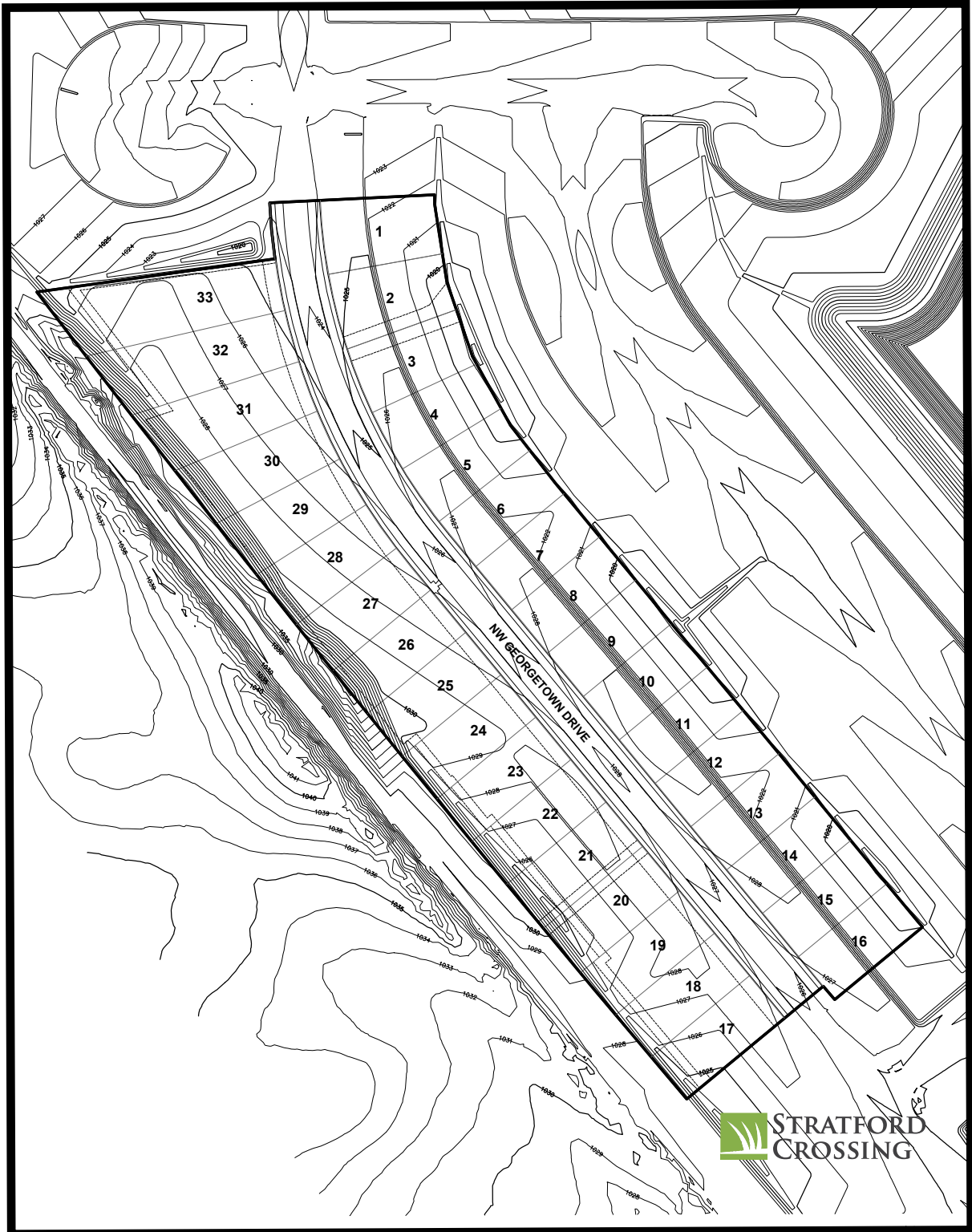
Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference only. Please refer to local city and/or project engineer for MPE's and MOE's. Lot widths are an approximate measurement and are not always drawn where a house will be placed on the Lot. Refer to your licensed engineer for scaling and house placement. Seller does not warrant soil conditions. It is recommended Buyer(s) perform such tests as they deem necessary at their own expense. All tests must be approved by Seller before being performed. Prices are subject to change without notice. Some employees of Landmark are licensed agents with Landmark Brokerage, Inc. in the state of Iowa.


**STRATFORD
CROSSING**

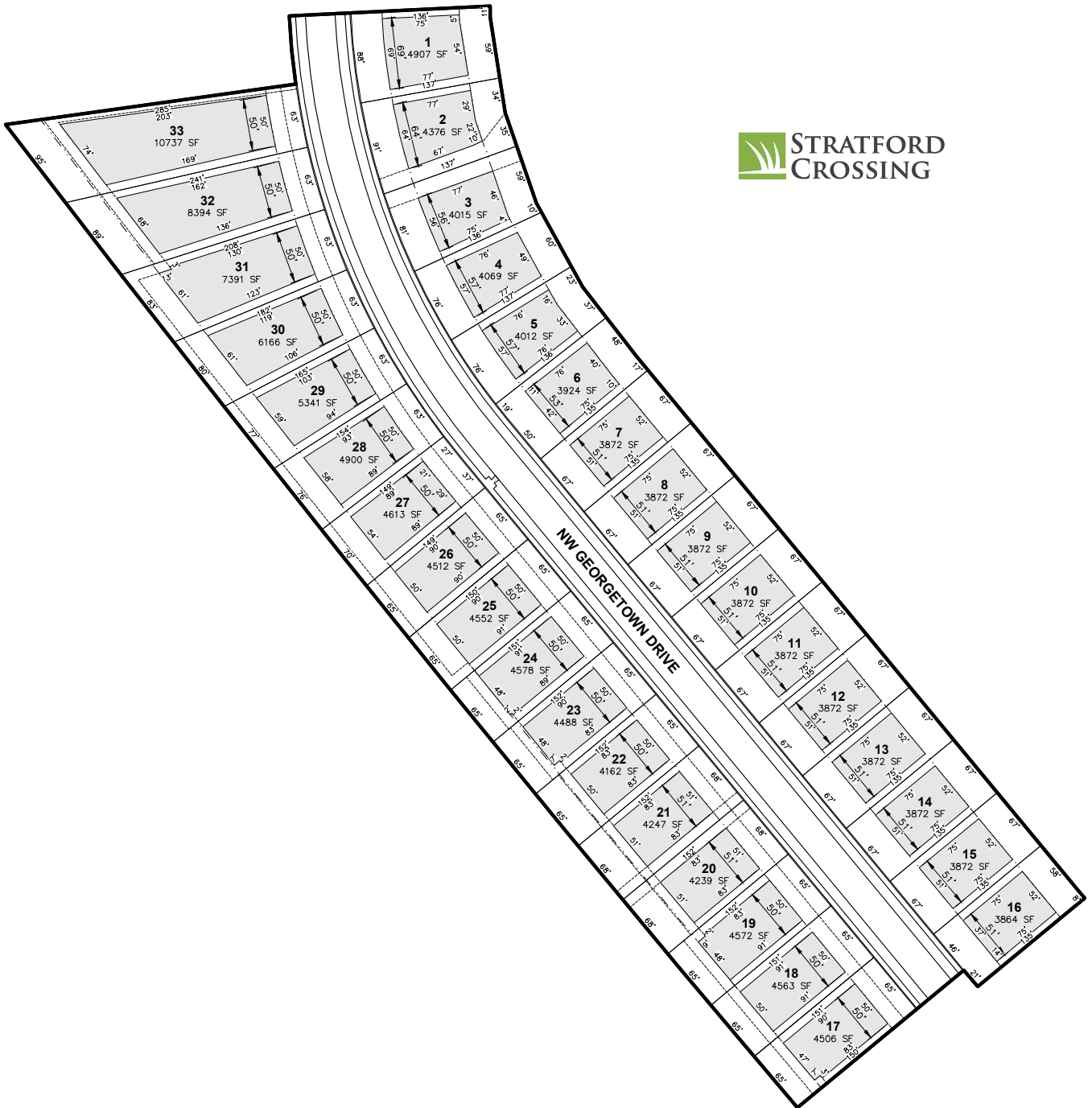
LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	NW GEORGETOWN DRIVE	10,812	84'	69'	30'	7'/8'	30'	STD / DL	1021.80	--
2	NW GEORGETOWN DRIVE	10,857	86'	64'	30'	7'/8'	30'	STD / DL	1021.80	--
3	NW GEORGETOWN DRIVE	10,185	78'	56'	30'	7'/8'	30'	DL	1021.80	--
4	NW GEORGETOWN DRIVE	9,293	72'	57'	30'	7'/8'	30'	DL	1021.80	--
5	NW GEORGETOWN DRIVE	9,240	72'	57'	30'	7'/8'	30'	DL / WO	1021.80	--
6	NW GEORGETOWN DRIVE	9,077	68'	53'	30'	7'/8'	30'	WO	1021.80	--
7	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.80	--
8	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.05	--
9	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.05	--
10	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.05	--
11	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.05	--
12	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.05	--
13	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.85	--
14	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.85	--
15	NW GEORGETOWN DRIVE	8,994	66'	51'	30'	7'/8'	30'	WO	1021.85	--
16	NW GEORGETOWN DRIVE	8,981	66'	51'	30'	7'/8'	30'	WO	1021.85	--
17	NW GEORGETOWN DRIVE	9,792	65'	50'	30'	7'/8'	30'	STD	1026.00	--
18	NW GEORGETOWN DRIVE	9,839	65'	50'	30'	7'/8'	30'	STD	1026.00	--
19	NW GEORGETOWN DRIVE	9,873	65'	50'	30'	7'/8'	30'	STD	1027.40	--
20	NW GEORGETOWN DRIVE	10,352	68'	51'	30'	7'/8'	30'	STD	1027.40	--
21	NW GEORGETOWN DRIVE	10,363	68'	51'	30'	7'/8'	30'	STD	1027.40	--
22	NW GEORGETOWN DRIVE	9,904	65'	50'	30'	7'/8'	30'	STD	1027.40	--
23	NW GEORGETOWN DRIVE	9,890	65'	50'	30'	7'/8'	30'	STD	1027.40	--
24	NW GEORGETOWN DRIVE	9,863	65'	50'	30'	7'/8'	30'	STD	1027.40	--
25	NW GEORGETOWN DRIVE	9,824	65'	50'	30'	7'/8'	30'	STD	--	--
26	NW GEORGETOWN DRIVE	9,773	65'	50'	30'	7'/8'	30'	STD	--	--
27	NW GEORGETOWN DRIVE	9,962	65'	50'	30'	7'/8'	30'	STD	--	--
28	NW GEORGETOWN DRIVE	10,414	65'	50'	30'	7'/8'	30'	STD	--	--
29	NW GEORGETOWN DRIVE	11,005	65'	50'	30'	7'/8'	30'	STD	--	--
30	NW GEORGETOWN DRIVE	12,109	65'	50'	30'	7'/8'	30'	STD	--	--
31	NW GEORGETOWN DRIVE	13,792	65'	50'	30'	7'/8'	30'	STD	--	--
32	NW GEORGETOWN DRIVE	16,159	65'	50'	30'	7'/8'	30'	STD	--	--
33	NW GEORGETOWN DRIVE	19,331	65'	50'	30'	7'/8'	30'	STD	1024.90	--

NOTE: * BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT ** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)	STD STANDARD LOT DL DAYLIGHT LOT WO WALKOUT LOT MOE MIN. OPENING ELEV. MGS MIN. GRADE AT STRUCTURE
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**PLAT 13 BUILDABLE BOX
STRATFORD CROSSING / WAUKEE**





Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	TREES	GARAGE
30-33	1,800 SF above grade	1,450 SF above grade	LP/ Hardie	25%	2 trees	2 car
1-16 17-29	1,500 SF above grade	1,300 SF above grade	VINYL/ LP/ Hardie	25%	2 trees	2 car

YEARS TO BUILD / COMPLETION ONCE COMMENCED	FENCE	STORMWATER & MAINTENANCE ANNUAL FEE
2 years before building 12 months to complete once building starts	wood, black vinyl coated chain link, PVC vinyl, or as approved by declarant	Yes