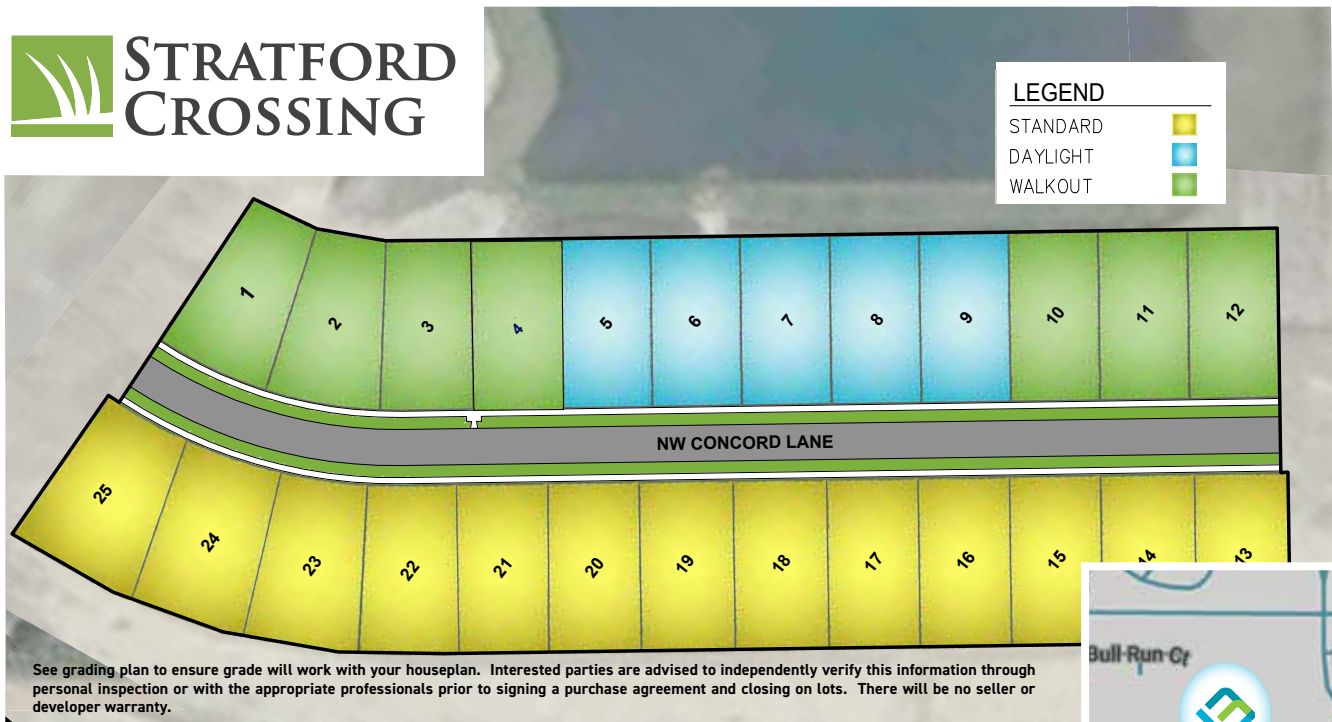
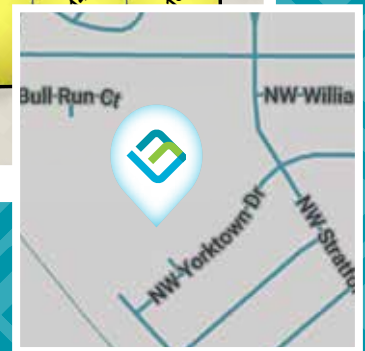




**STRATFORD  
CROSSING**



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, east onto NW Bull Run Court, then south onto Concord Lane. Future plat 12 will be adjacent to the pond along Concord Lane.

**SCHOOLS** (2023 - 2025)\*

Radiant Elementary

Trailridge School (6th-7th)

Prairieview School (8th-9th)

Northwest High School (10th-12th)

\*see Waukee School District website for boundaries 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: \$92,900 TO \$119,900**


**STRATFORD  
 CROSSING**

LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	NW CONCORD LANE	\$109,900	WO	14	NW CONCORD LANE	\$92,900	STD
2	NW CONCORD LANE	\$109,900	WO	15	NW CONCORD LANE	\$92,900	STD
3	NW CONCORD LANE	\$119,900	WO	16	NW CONCORD LANE	\$92,900	STD
4	NW CONCORD LANE	\$119,900	WO/DL	17	NW CONCORD LANE	\$92,900	STD
5	NW CONCORD LANE	\$114,900	DL	18	NW CONCORD LANE	\$92,900	STD
6	NW CONCORD LANE	\$114,900	DL	19	NW CONCORD LANE	\$92,900	STD
7	NW CONCORD LANE	\$114,900	DL	20	NW CONCORD LANE	\$92,900	STD
8	NW CONCORD LANE	\$114,900	DL	21	NW CONCORD LANE	\$92,900	STD
9	NW CONCORD LANE	\$114,900	DL	22	NW CONCORD LANE	\$92,900	STD
10	NW CONCORD LANE	\$119,900	WO	23	NW CONCORD LANE	\$92,900	STD
11	NW CONCORD LANE	\$119,900	WO	24	NW CONCORD LANE	\$92,900	STD
12	NW CONCORD LANE	\$109,900	WO	25	NW CONCORD LANE	\$92,900	STD
13	NW CONCORD LANE	\$92,900	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 CONCORD LANE	10,149	84'	69'	30'	7'/8'	30'	WO	1016.50	--
2	NW CONCORD LANE	10,149	84'	69'	30'	7'/8'	30'	WO	1016.50	--
3	NW CONCORD LANE	9,676	73'	58'	30'	7'/8'	30'	WO	1016.50	--
4	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	WO/DL	1016.50	--
5	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	DL	1016.50	--
6	NW CONCORD LANE	9,652	71'	54'	30'	7'/8'	30'	DL	1016.50	--
7	NW CONCORD LANE	9,652	71'	54'	30'	7'/8'	30'	DL	1016.50	--
8	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	DL	1016.50	--
9	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	DL	1016.50	--
10	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	WO	1016.50	--
11	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	WO	1016.50	--
12	NW CONCORD LANE	9,652	71'	56'	30'	7'/8'	30'	WO	1016.50	--
13	NW CONCORD LANE	10,099	74'	57'	30'	7'/8'	30'	STD	1021.85	--
14	NW CONCORD LANE	10,114	74'	57'	30'	7'/8'	30'	STD	1021.85	--
15	NW CONCORD LANE	9,844	72'	57'	30'	7'/8'	30'	STD	1021.85	--
16	NW CONCORD LANE	9,844	72'	57'	30'	7'/8'	30'	STD	1021.85	--
17	NW CONCORD LANE	9,844	72'	57'	30'	7'/8'	30'	STD	1021.05	--
18	NW CONCORD LANE	10,114	74'	57'	30'	7'/8'	30'	STD	1021.05	--
19	NW CONCORD LANE	10,114	74'	57'	30'	7'/8'	30'	STD	1021.05	--
20	NW CONCORD LANE	9,888	72'	57'	30'	7'/8'	30'	STD	1021.05	--
21	NW CONCORD LANE	9,799	72'	57'	30'	7'/8'	30'	STD	1021.80	--
22	NW CONCORD LANE	10,136	72'	57'	30'	7'/8'	30'	STD	1021.80	--
23	NW CONCORD LANE	10,885	75'	58'	30'	7'/8'	30'	STD	1021.80	--
24	NW CONCORD LANE	11,631	83'	58'	30'	7'/8'	30'	STD	1021.80	--
25	NW CONCORD LANE	12,065	80'	58'	30'	7'/8'	30'	STD	1021.80	--

**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

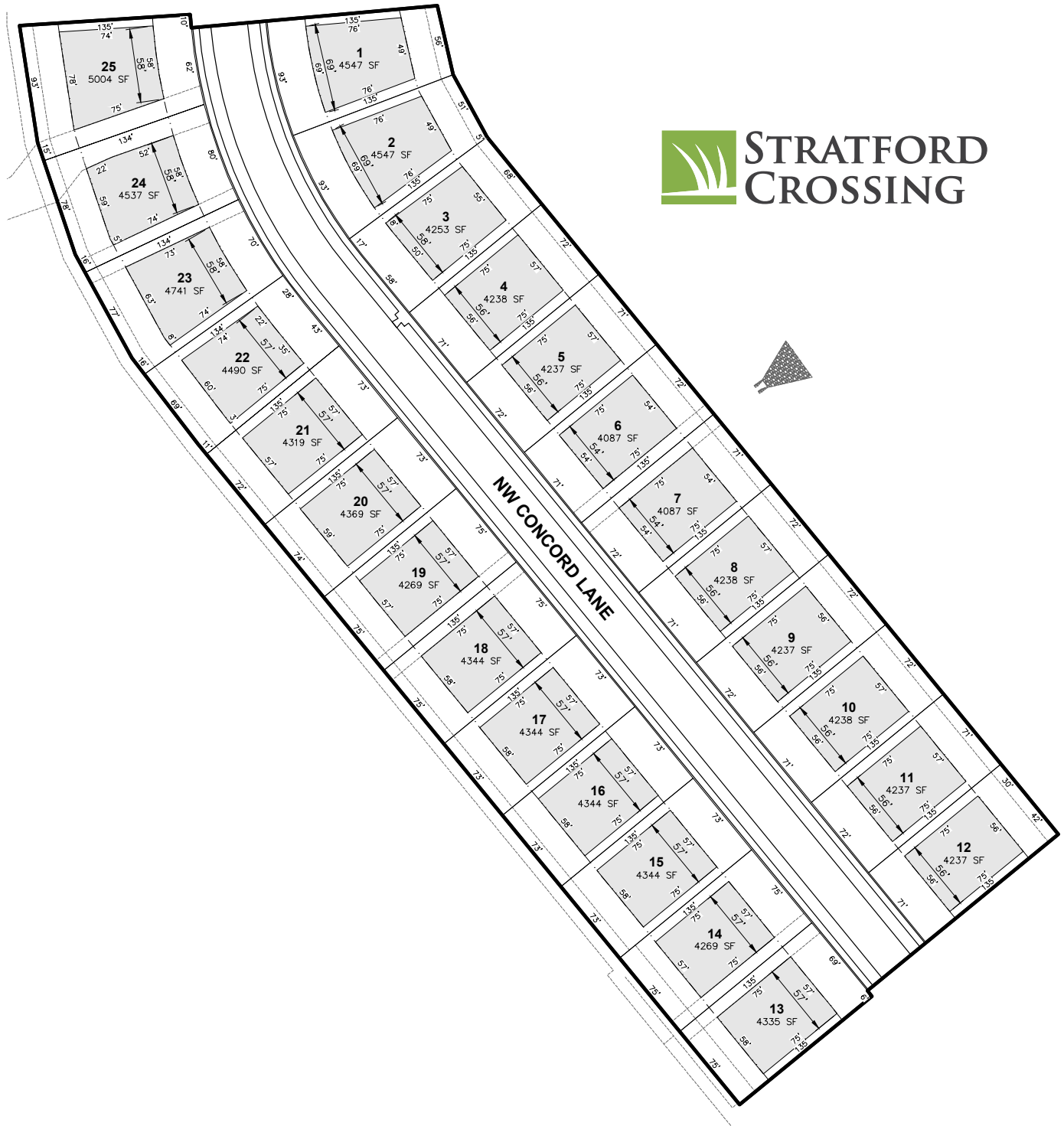
\*\* SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT.  
 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)

STD            STANDARD LOT  
 DL             DAYLIGHT LOT  
 WO             WALKOUT LOT  
 MOE          MIN. OPENING ELEV.  
 MGS          MIN. GRADE AT STRUCTURE

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**PLAT 12 BUILDABLE BOX  
STRATFORD CROSSING / WAUKEE**





### Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	TREES	GARAGE
1-12	1,800 SF above grade	1,450 SF above grade	LP/ Hardie	25%	2 trees	2 car
13-25	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

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