


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.

SCHOOLS <small>(2023 - 2025)*</small>	
Radiant Elementary	
Trailridge School (6th-7th)	
Prairieview School (8th-9th)	
Northwest High School (10th-12th)	
<small>*see Waukee School District website for boundary changes for 2025-2026</small>	

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	180 - 5.64 (mm 117)

DIRECTIONS:
From the corner of Hickman and 10th Street N. in Waukee, take 10th Street north 1-mile. Turn left onto NW Douglas Parkway. Drive 1-mile then turn south onto Georgetown Drive. Plat 10 is on the south side of Douglas across the street from the future natatorium.



9550 Hickman Rd., Suite 100
Clive, Iowa 50325
Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

HOME SITES: \$82,900 to \$159,900


**STRATFORD
 CROSSING**

LOT	ADDRESS	PRICE
6	1445 NW BULL RUN CT	\$92,900
7	1435 NW BULL RUN CT	\$92,900
8	1415 NW BULL RUN CT	\$129,900
9	1405 NW BULL RUN CT	\$159,900
10	1410 NW BULL RUN CT	\$159,900
11	1420 NW BULL RUN CT	\$159,900
12	1440 NW BULL RUN CT	\$129,900
13	1450 NW BULL RUN CT/665 NW	PENDING

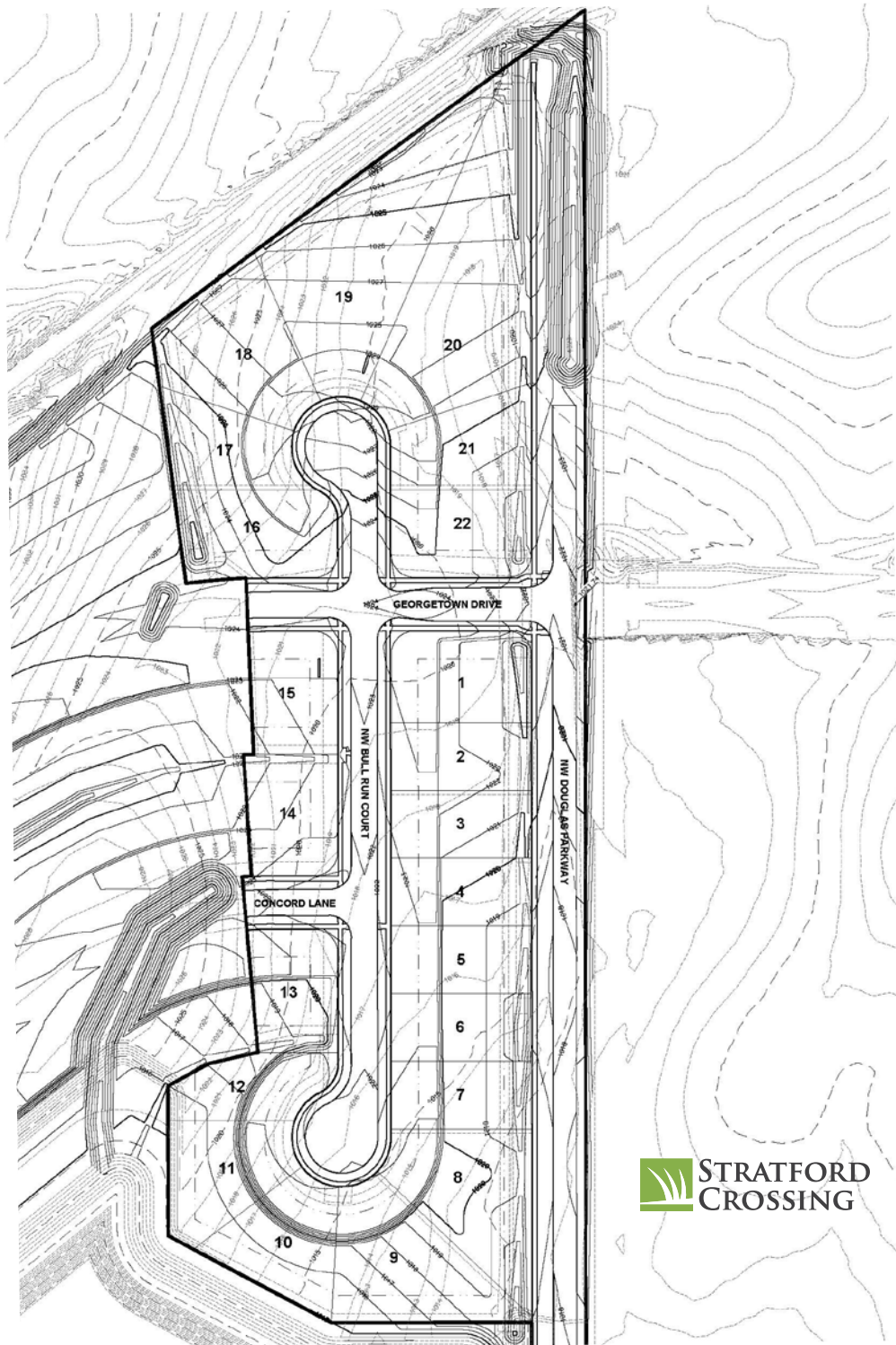
LOT	ADDRESS	PRICE
14	1480 NW BULL RUN CT/670 NW CONCORD LN	\$82,900
15	1490 NW BULL RUN CT/675 NW CONCORD LN	\$83,900
16	1510 NW BULL RUN CT/680 NW GEORGETOWN DR	\$87,900
17	1520 NW BULL RUN CT	PENDING
20	1535 NW BULL RUN CT	\$97,900
21	1525 NW BULL RUN CT	\$97,900
22	1515 NW BULL RUN CT	\$87,900

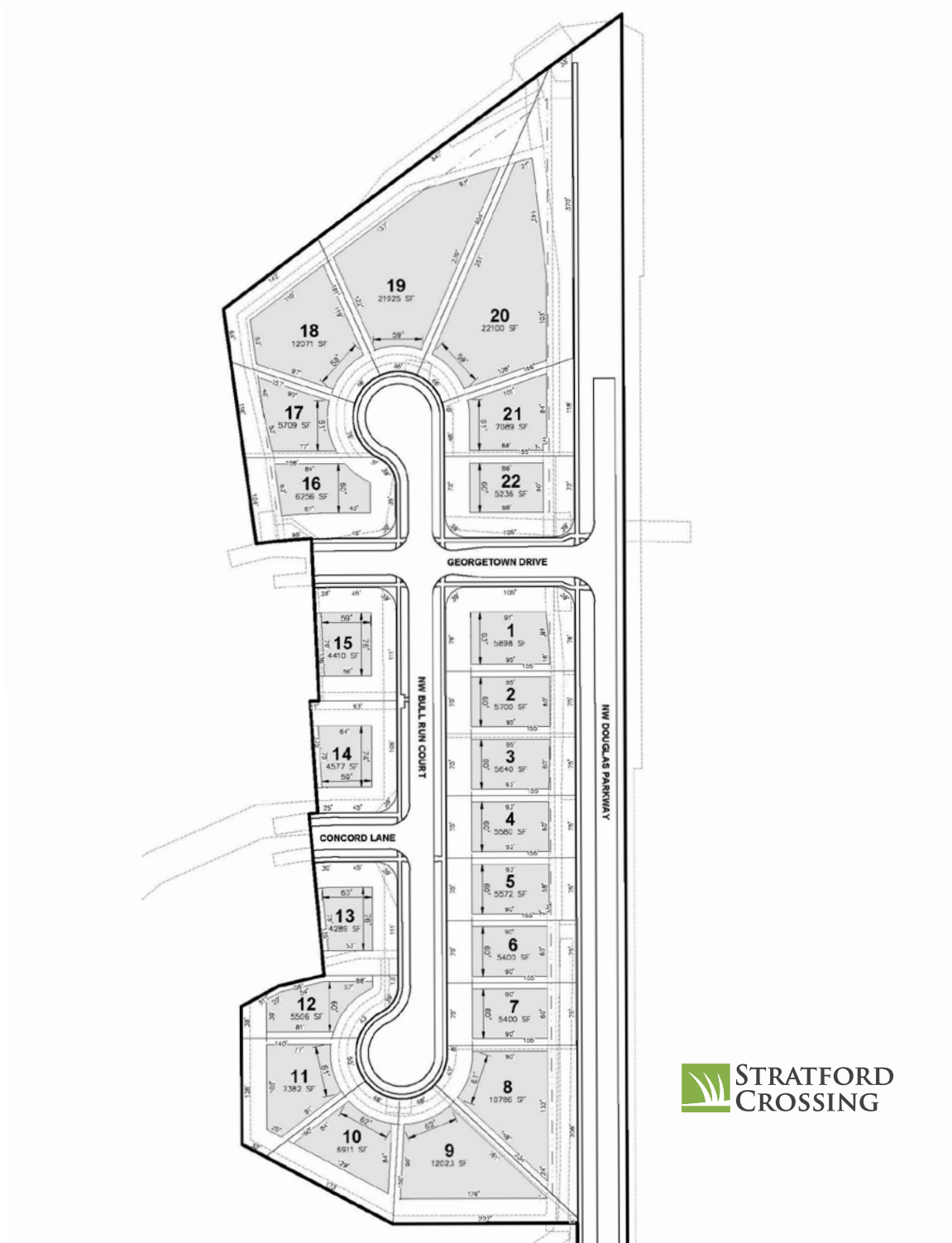
PRICES SUBJECT TO CHANGE WITHOUT NOTICE.

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.

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	NW BULL RUN COURT/ GEORGETOWN DRIVE	15,322	100'	63'	30' ①	15' (7' MIN.)	30'	STD	1021.90	--
2	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	STD	1021.90	--
3	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	STD	1019.50	--
4	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	DL	1019.50	--
5	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	DL	1019.50	--
6	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	DL	1019.50	--
7	NW BULL RUN COURT	11,625	75'	60'	30'	15' (7' MIN.)	30'	DL	1019.50	--
8	NW BULL RUN COURT	21,203	78'	61'	30'	15' (7' MIN.)	30'	DL	1019.50	--
9	NW BULL RUN COURT	22,117	79'	62'	30'	15' (7' MIN.)	30'	WO	1016.50	--
10	NW BULL RUN COURT	14,804	79'	62'	30'	15' (7' MIN.)	30'	WO	1016.50	--
11	NW BULL RUN COURT	15,027	77'	61'	30'	15' (7' MIN.)	30'	WO	1016.50	--
12	NW BULL RUN COURT	11,331	75'	60'	30'	15' (7' MIN.)	30'	WO	1016.50	--
13	NW BULL RUN COURT/ CONCORD LANE	12,640	97'	60'	30' ①	15' (7' MIN.)	30'	DL	--	1019.18
14	NW BULL RUN COURT/ CONCORD LANE	13,182	97'	59'	30' ①	15' (7' MIN.)	30'	STD	1021.80	--
15	NW BULL RUN COURT/ GEORGETOWN DRIVE	12,856	97'	59'	30' ①	15' (7' MIN.)	30'	STD	1021.80	--
16	NW BULL RUN COURT/ GEORGETOWN DRIVE	16,808	97'	60'	30' ①	15' (7' MIN.)	30'	STD	1024.90	--
17	NW BULL RUN COURT	12,720	79'	61'	30'	15' (7' MIN.)	30'	DL	1024.90	--
18	NW BULL RUN COURT	21,214	75'	59'	30'	15' (7' MIN.)	30'	STD	1027.35	--
19	NW BULL RUN COURT	38,940	75'	59'	30'	15' (7' MIN.)	30'	STD	1027.35	--
20	NW BULL RUN COURT	41,495	76'	59'	30'	15' (7' MIN.)	30'	STD	1027.35	--
21	NW BULL RUN COURT	14,309	76'	61'	30'	15' (7' MIN.)	30'	DL	1024.00	--
22	NW BULL RUN COURT/ GEORGETOWN DRIVE	14,767	97'	60'	30' ①	15' (7' MIN.)	30'	STD	1024.00	--
NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT * 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 WO DL MOE MGS	STANDARD LOT WALKOUT LOT DAYLIGHT LOT MIN. OPENING ELEV. MIN. GRADE AT STRUCTURE	

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Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/STONE	TREES	GARAGE
1 - 22	1,800 SF above grade	1,450 SF above grade	LP/ Hardie	25%	2 trees	2 car

YEARS TO BUILD / COMPLETION ONCE COMMENCED	FENCE	STORMWATER & MAINTENANCE ANNUAL FEE
2 YEARS / 12 MONTHS TO COMPLETE	wood, black vinyl coated chain link, PVC vinyl, or as approved by declarant	Yes