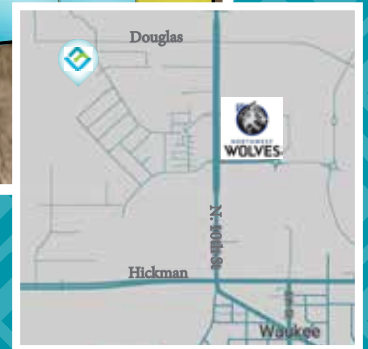
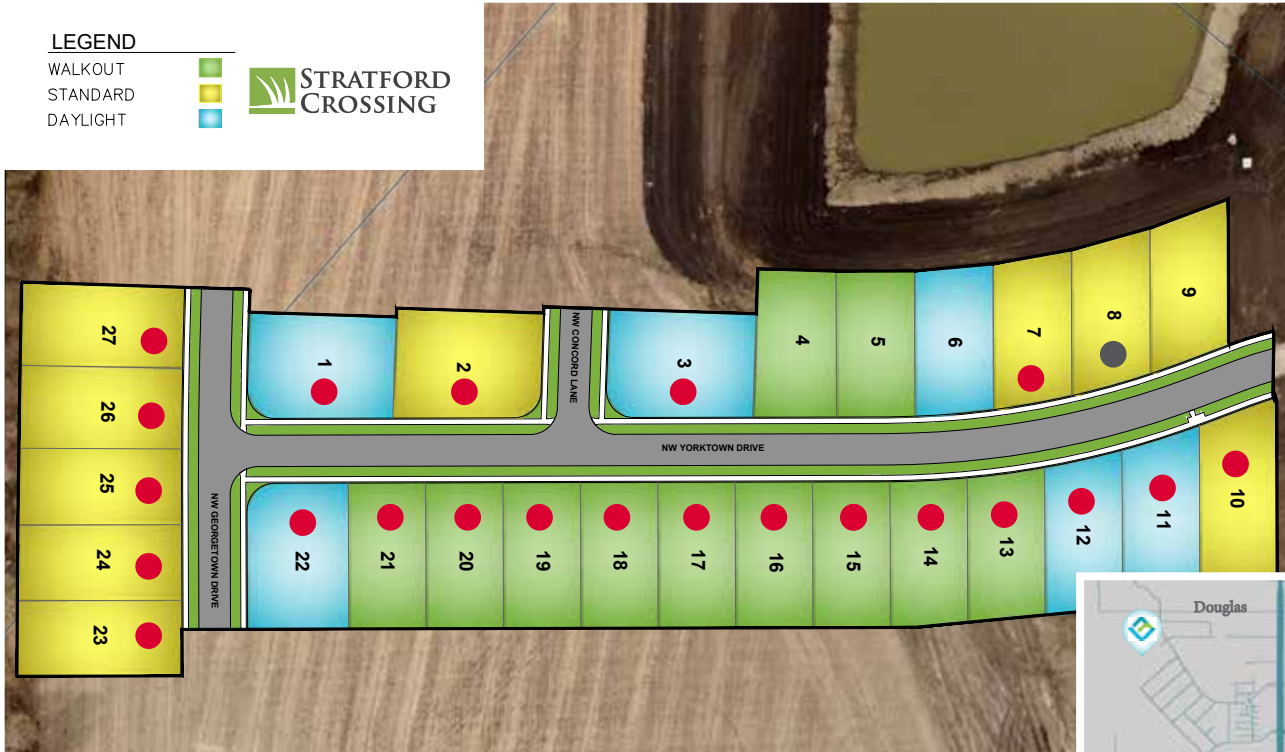


**LEGEND**

WALKOUT  
STANDARD  
DAYLIGHT



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** (2023 - 2025)\*

Radiant Elementary

Trailridge School (6th-7th)

Prairieview School (8th-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)

**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 3/4 a mile. Turn south onto NW Stratford Drive, then turn west onto NW Yorktown Drive to view Plat 11 home sites.



9550 Hickman Rd., Suite 100  
Clive, Iowa 50325

Ph: 515.986.5994  
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

**HOME SITES: \$79,900 to \$139,900**

 STRATFORD  
CROSSING

LOT	ADDRESS	PRICE	TYPE
4	NW YORKTOWN DR	\$139,900	WO
5	NW YORKTOWN DR	\$139,900	WO
6	NW YORKTOWN DR	\$139,900	DL/WO
8	NW YORKTOWN DR	\$129,900	STD
9	NW YORKTOWN DR	\$129,900	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 YORKTOWN DRIVE/ NW GEORGETOWN DRIVE	12,767	97'	60'	30' ①	7'/8'	30'	DL	--	1022.00
2	NW YORKTOWN DRIVE/ NW CONCORD LANE	13,285	97'	60'	30' ①	7'/8'	30'	STD	--	1020.85
3	NW YORKTOWN DRIVE/ NW CONCORD LANE	13,094	99'	62'	30' ①	7'/8'	30'	DL	1016.50	--
4	NW YORKTOWN DRIVE	10,115	75'	60'	30'	7'/8'	30'	WO	1016.50	--
5	NW YORKTOWN DRIVE	9,705	72'	57'	30'	7'/8'	30'	WO	1016.50	--
6	NW YORKTOWN DRIVE	9,740	72'	57'	30'	7'/8'	30'	DL	1016.50	--
7	NW YORKTOWN DRIVE	9,762	72'	57'	30'	7'/8'	30'	STD	1016.50	--
8	NW YORKTOWN DRIVE	9,765	72'	57'	30'	7'/8'	30'	STD	1016.50	--
9	NW YORKTOWN DRIVE	9,739	72'	57'	30'	7'/8'	30'	STD	1016.50	--
10	NW YORKTOWN DRIVE	12,196	71'	56'	30'	7'/8'	30'	STD	1012.35	--
11	NW YORKTOWN DRIVE	10,878	71'	56'	30'	7'/8'	30'	STD/DL	1012.35	--
12	NW YORKTOWN DRIVE	9,986	71'	56'	30'	7'/8'	30'	DL	1012.35	--
13	NW YORKTOWN DRIVE	9,558	71'	56'	30'	7'/8'	30'	WO	1013.70	--
14	NW YORKTOWN DRIVE	9,553	71'	56'	30'	7'/8'	30'	WO	1013.70	--
15	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	1013.70	--
16	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	1013.70	--
17	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	1015.90	--
18	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	1015.90	--
19	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	1015.90	--
20	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	--	1018.08
21	NW YORKTOWN DRIVE	9,585	71'	56'	30'	7'/8'	30'	WO	--	1019.50
22	NW YORKTOWN DRIVE	12,421	93'	56'	30' ①	7'/8'	30'	DL/WO	--	1020.92
23	NW GEORGETOWN DRIVE	10,591	70'	55'	30'	7'/8'	30'	STD	1023.90	--
24	NW GEORGETOWN DRIVE	10,546	70'	55'	30'	7'/8'	30'	STD	1023.90	--
25	NW GEORGETOWN DRIVE	10,557	70'	55'	30'	7'/8'	30'	STD	1026.00	--
26	NW GEORGETOWN DRIVE	11,288	75'	58'	30'	7'/8'	30'	STD	1026.00	--
27	NW GEORGETOWN DRIVE	11,351	75'	58'	30'	7'/8'	30'	STD	1026.00	--

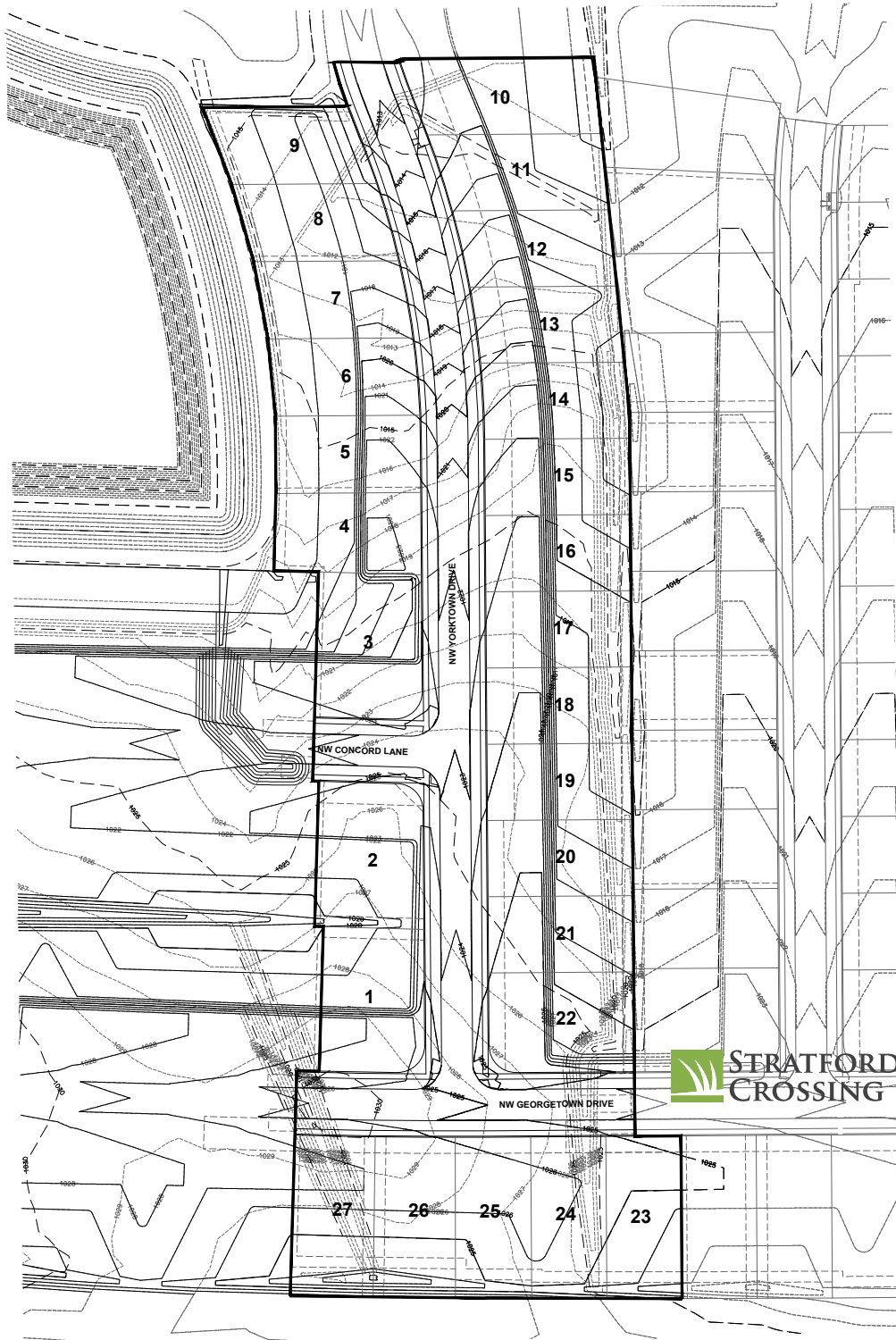
NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT

\* 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

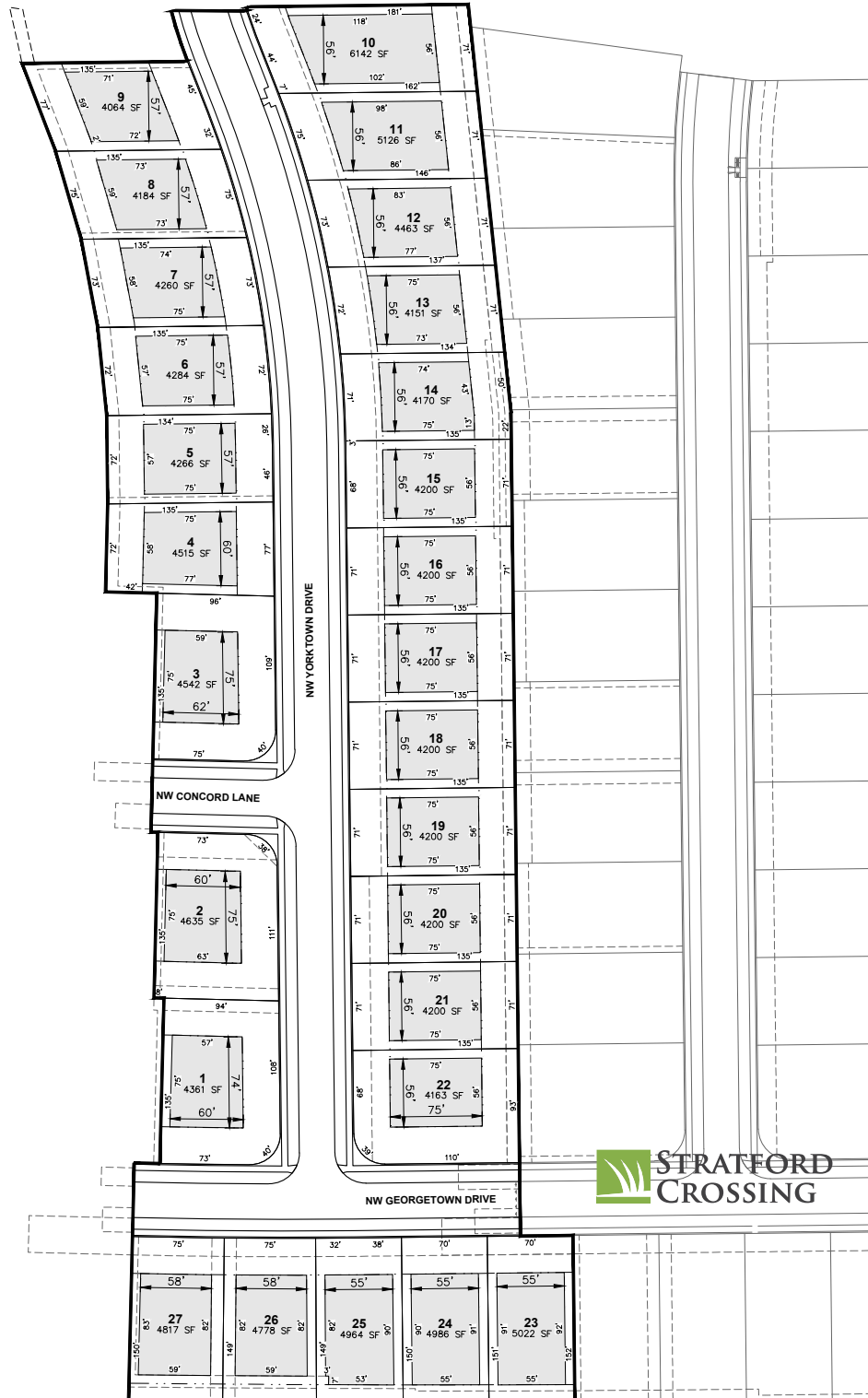
\*\* SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)

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

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**PLAT 11 BUILDABLE BOX  
STRATFORD CROSSING / WAUKEE**





**STRATFORD  
CROSSING**

**Summary of Most Asked Building Questions**

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	TREES	GARAGE
3-9	1,800 SF above grade	1,450 SF above grade	LP/ Hardie	25%	2 trees	2 car
1-2; 10-27	1,500 SF above grade	1,300 SF above grade	VINYL/LP/ Hardie	25%	2 trees	2 car

YEARS BEFORE BUILDING / 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