

Suburban-Urban Homes/Lots

Downtown Shawnee, Kansas

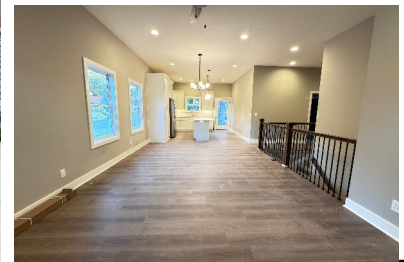
Lots Starting at \$85,000; Homes from \$475k



**THE
CHATEAU**

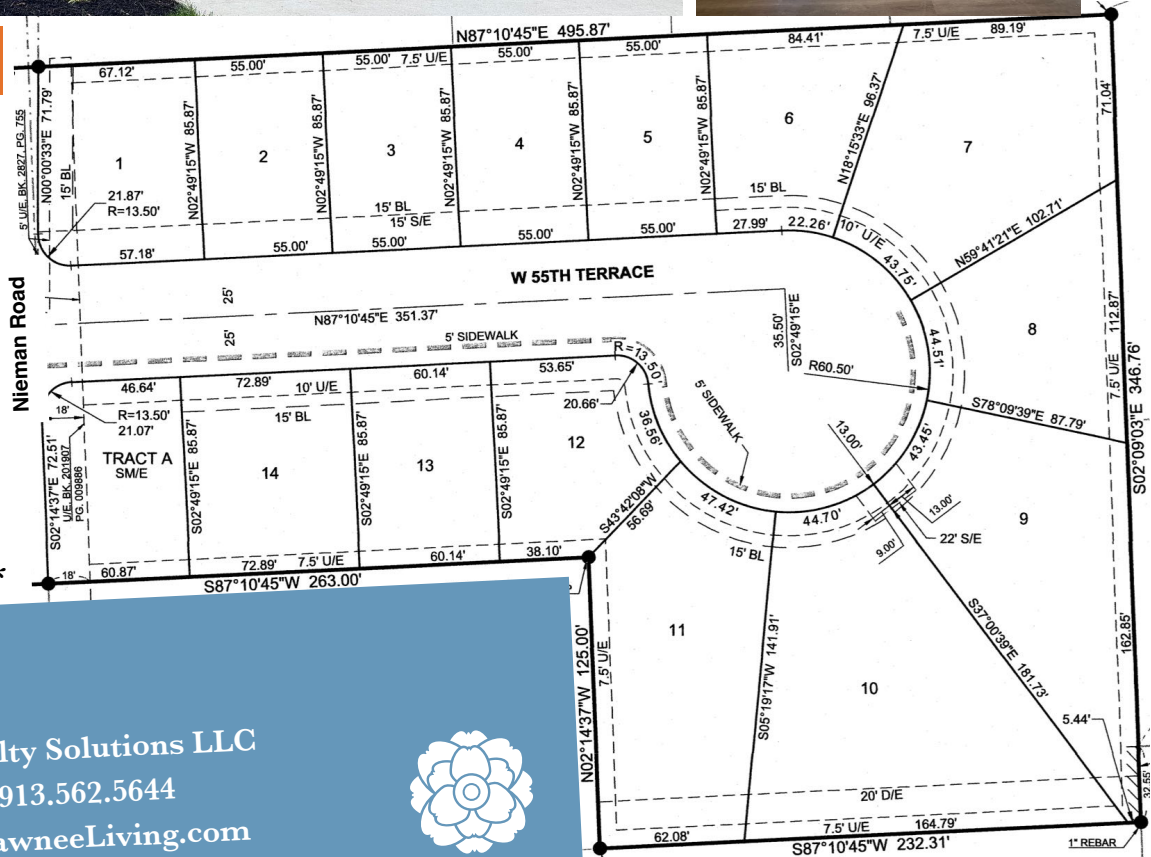


Bring Your Own Builder
or we'll help!



Within 1 Mile:

- Downtown Shawnee Central Square
- Grocery Store
- 2 Farmers Markets
- 25 Restaurants
- 1 ER/Hospital
- 10 Parks
- 6 Schools
- 4 Trails
- 1 Trailhead
- 9 Childcare Centers*

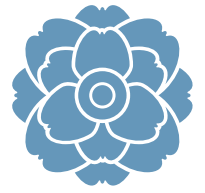


Midwest Realty Solutions LLC
Office: 913.562.5644
Website: ShawneeLiving.com
Email: Development@StagCommercial.com



DOWNTOWN SHAWNEE

— EST. KS 1856 —



EARNSHAW VILLA



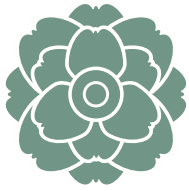
ESTES
VILLA



AVALON VILLA

Stag's Garden is a unique subdivision featuring compact, single-family, residential lots in the suburban-urban Downtown District of the City of Shawnee. Smaller lots on the west half of the development are perfect for high-quality, villa-style, living while the interior lots to the east feature larger lots accommodate 2-story homes, if desired. As land/lot developers, we encourage the homeowner to bring your own, qualified builder, or we can introduce you to our preferred homebuilders.

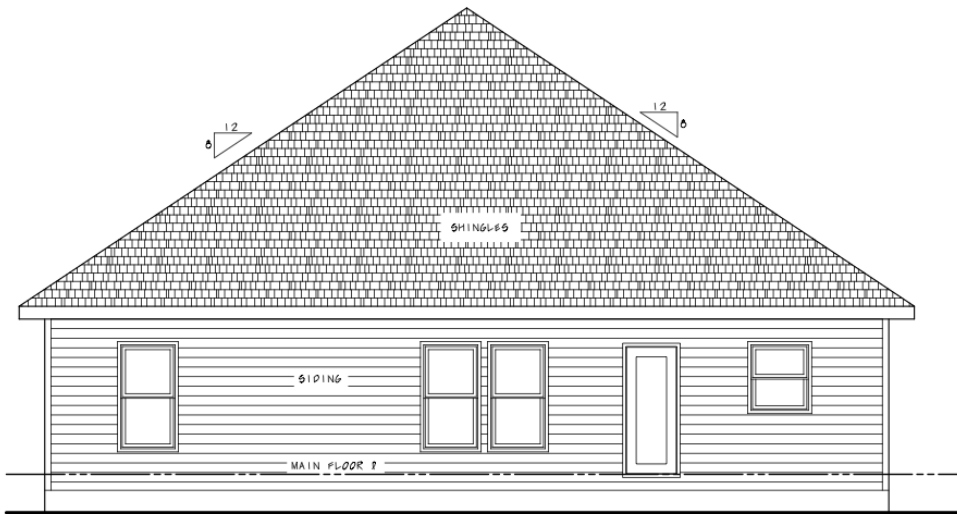
- All designs on all pages of this flyer can be built with variations such as 1-car or 2-car garage
- Designs can be mirrored
- Homeowner will chose window shutter accents or none, style of columns, corbels and other features such as the window mullions/grids and style/color of the front door
- Many features, materials, colors, etc. of these renderings can be customized to the homeowner's desire
- The space layout of these homes has intentionally not been determined but will be selected by the homeowner with their builder.



DOWNTOWN SHAWNEE

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THE CHATEAU PLANS

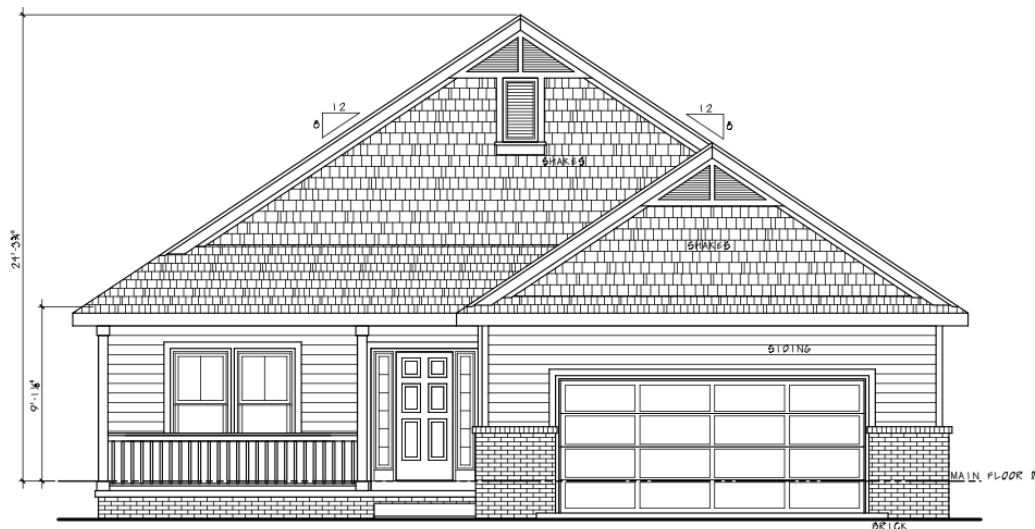


DRAFT

REAR ELEVATION

SCALE: 1/4" = 1'-0"

- Design can be mirrored
- Homeowner will chose window shutter accents or none, style of columns, corbels and other features such as the window mullions/ grids and style/color of the front door
- Many features, materials, colors, etc. of these renderings can be customized to the homeowner's desire



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



DOWNTOWN
SHAWNEE
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APPROVED 2-STORY ELEVATIONS

NIEMAN

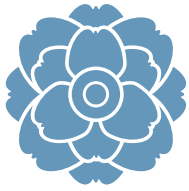


ALTERNATE 1



ALTERNATE 2



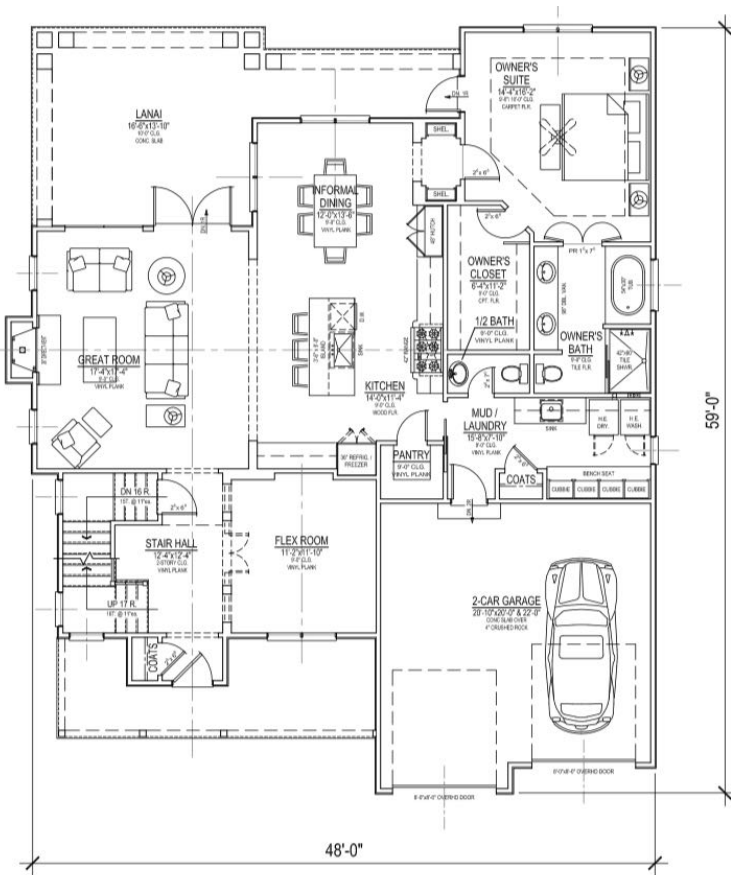


DOWNTOWN SHAWNEE

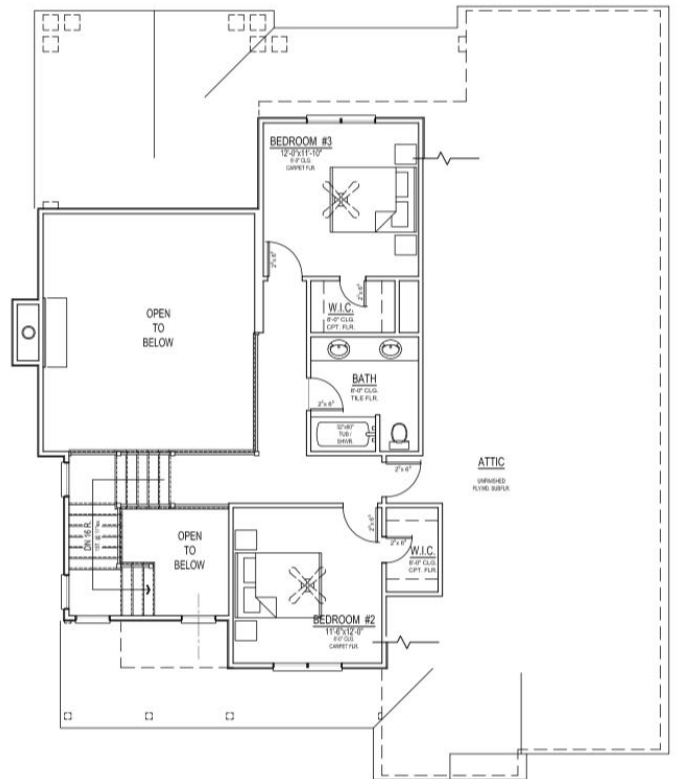
— EST. KS 1856 —

POSSIBLE FLOOR PLAN

NIEMAN



1ST - 1,667SF
2ND - 578SF
TOTAL - 2,255SF





APPROVED 2-STORY ELEVATIONS

FLANDERS



ALTERNATE 1



ALTERNATE 2

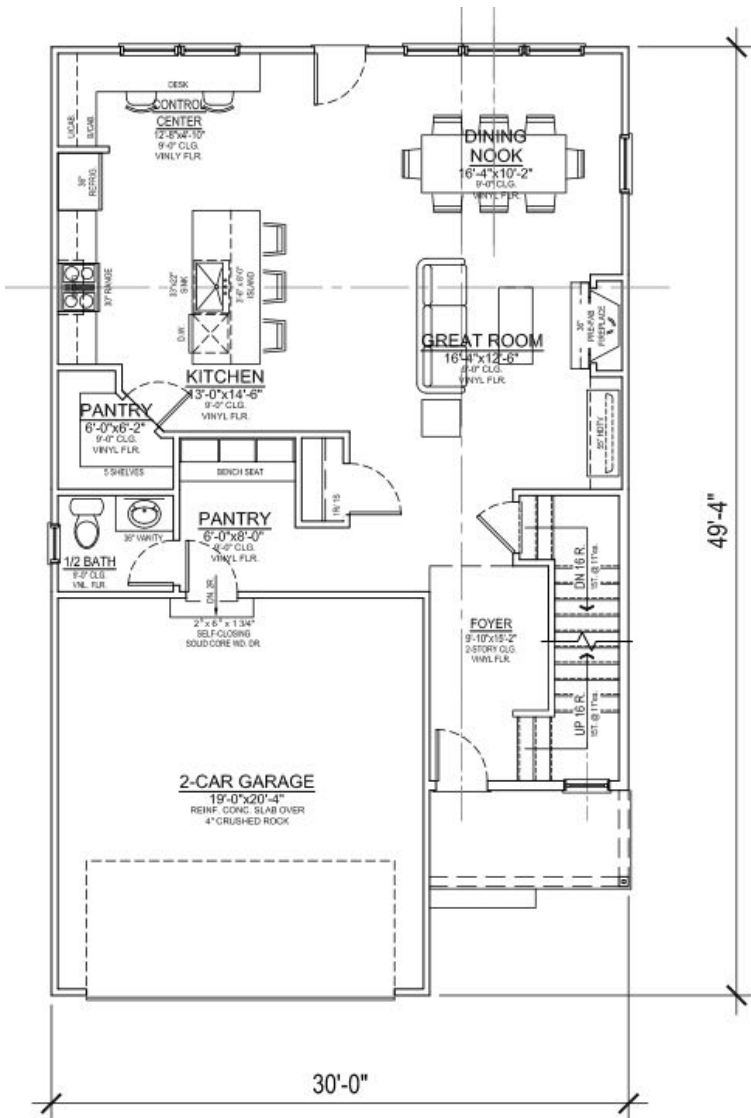


DOWNTOWN SHAWNEE

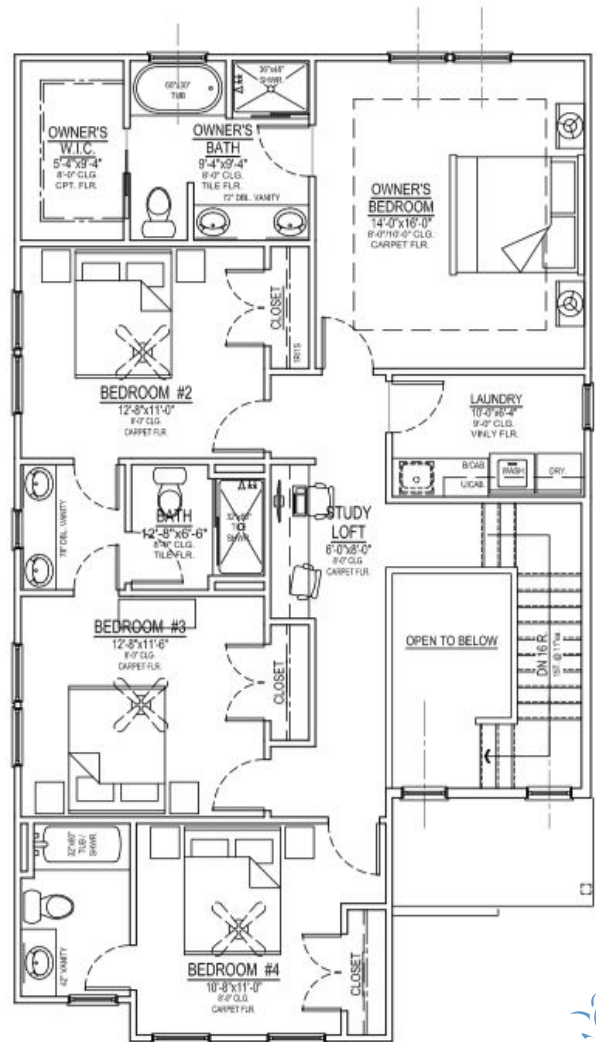
— EST. KS 1856 —

POSSIBLE FLOOR PLAN

FLANDERS



1ST - 966SF
2ND - 1,255SF
TOTAL - 2,221SF





DOWNTOWN
SHAWNEE
— EST. **KS** 1856 —

APPROVED 2-STORY ELEVATIONS

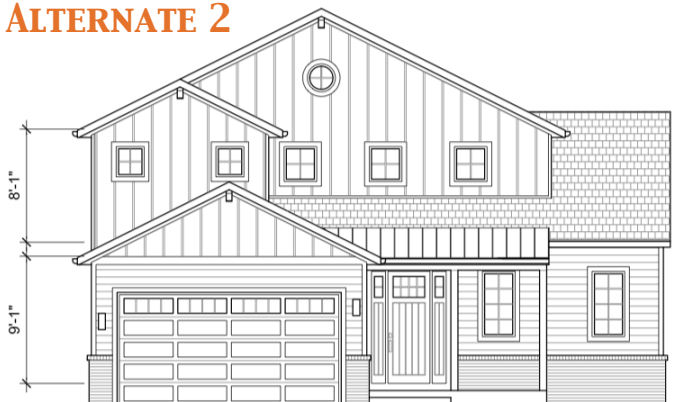
MORRISON

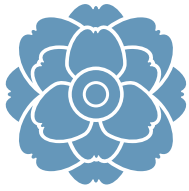


ALTERNATE 1



ALTERNATE 2



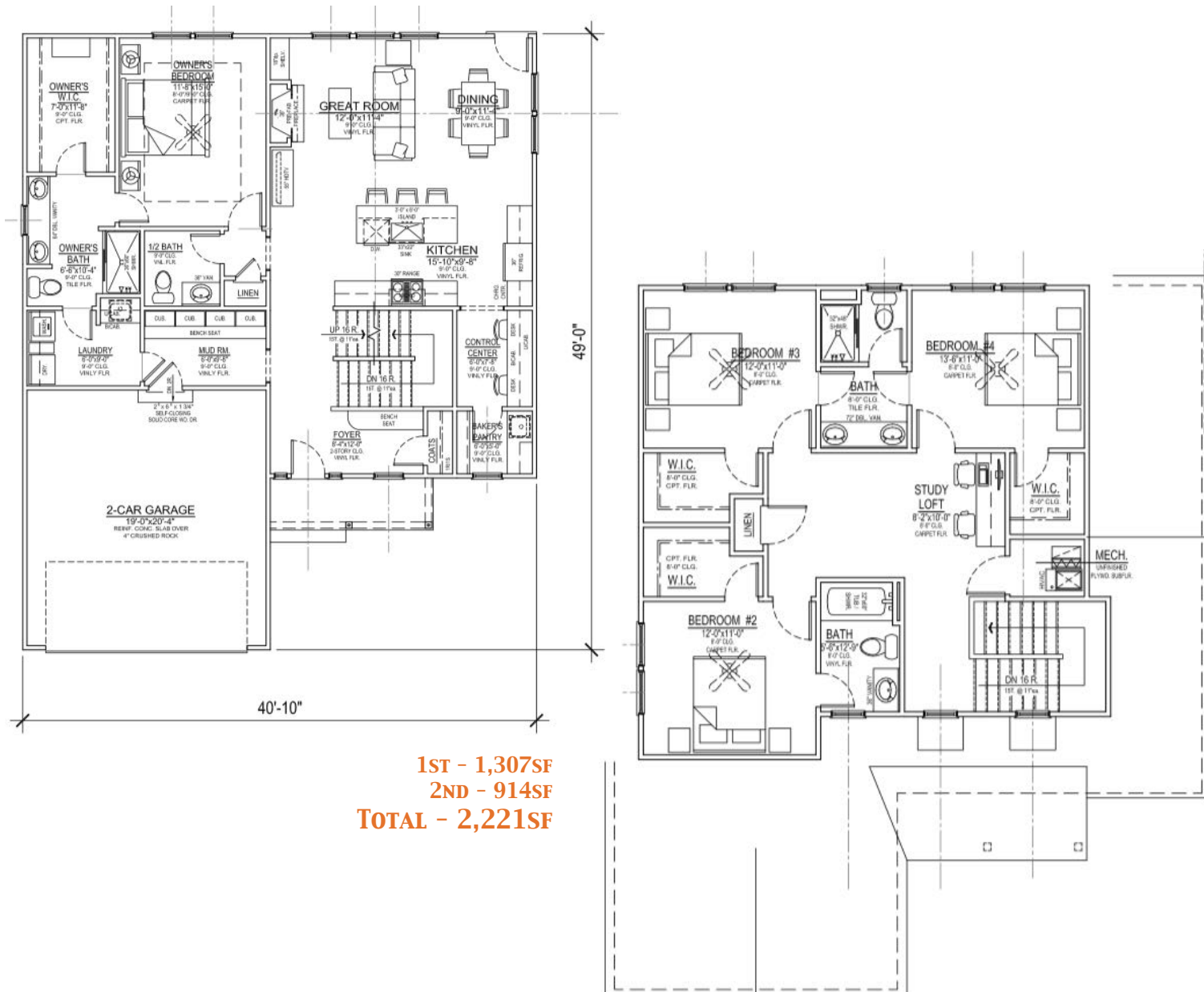


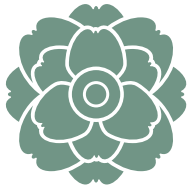
DOWNTOWN SHAWNEE

— EST. KS 1856 —

POSSIBLE FLOOR PLAN

MORRISON





DOWNTOWN
SHAWNEE
— EST. **KS** 1856 —

APPROVED 2-STORY ELEVATIONS

FISHER

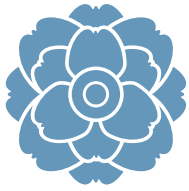


ALTERNATE 1



ALTERNATE 2





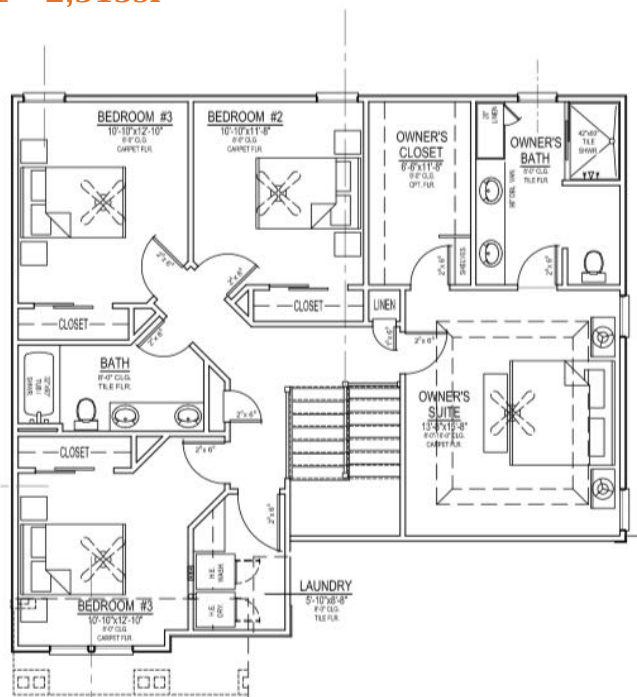
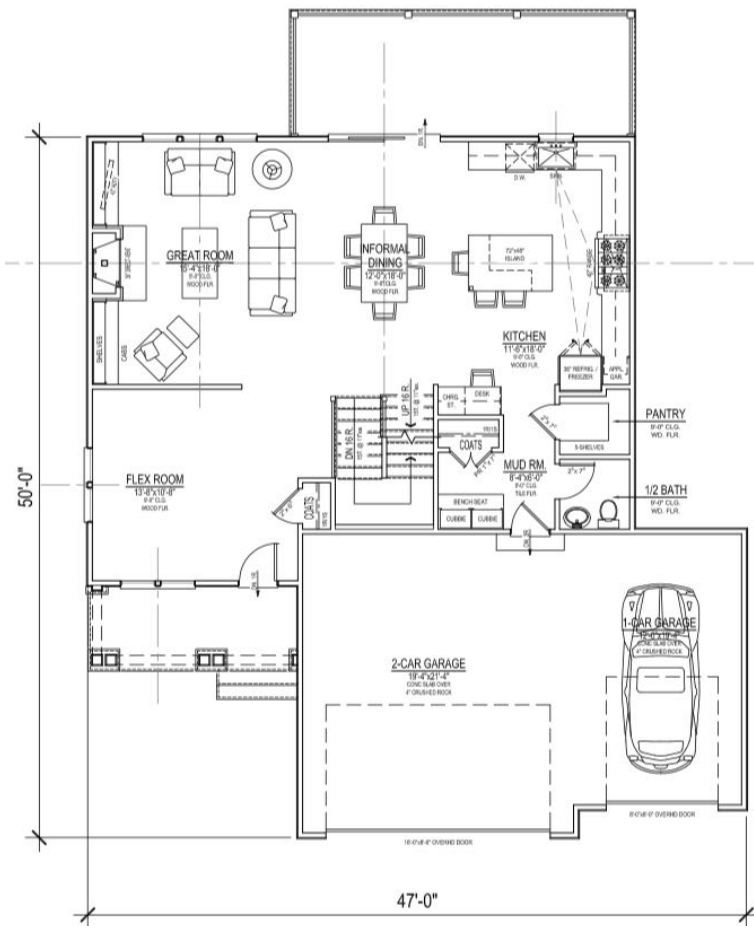
DOWNTOWN SHAWNEE

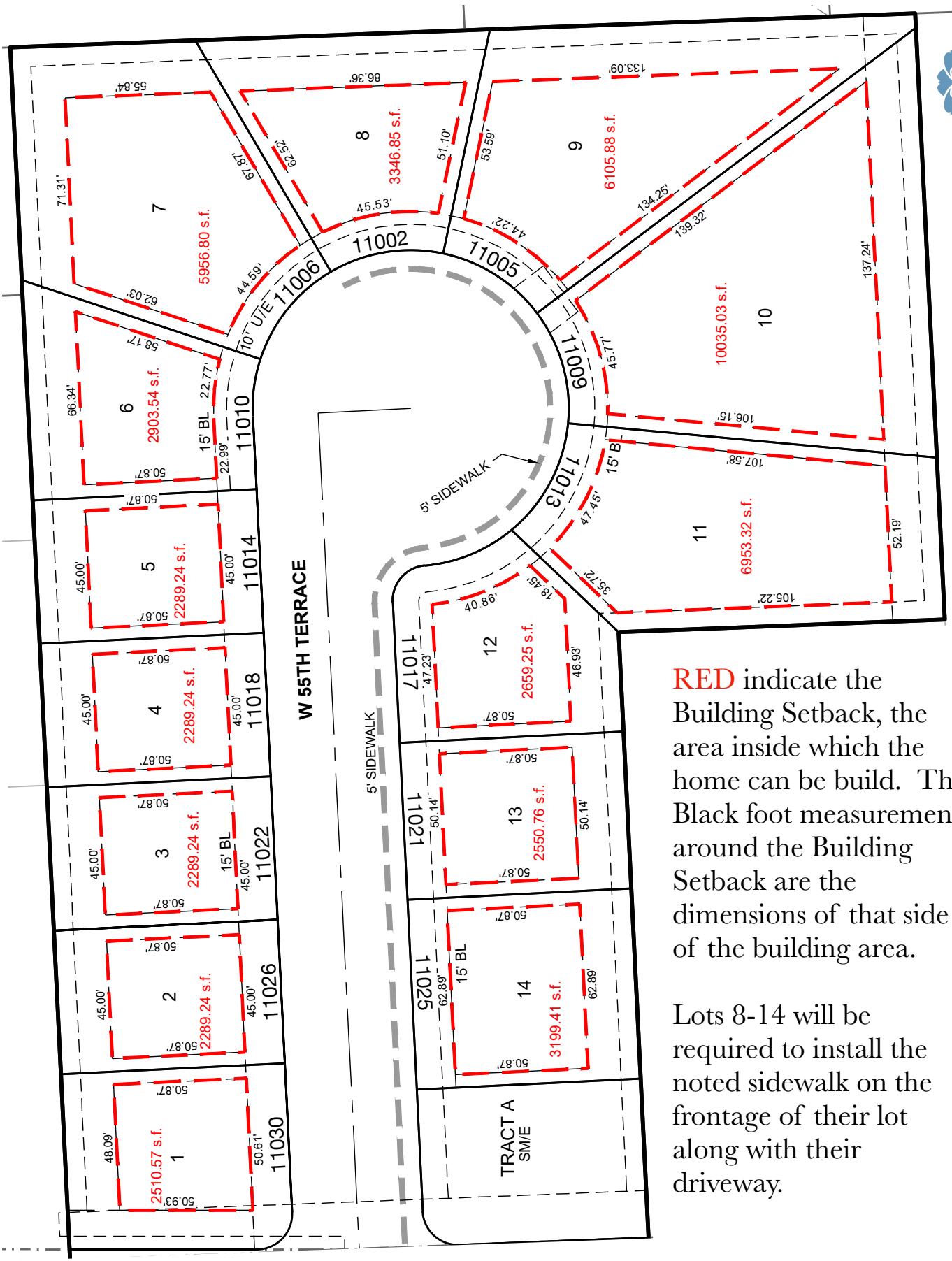
— EST. KS 1856 —

POSSIBLE FLOOR PLAN

FISHER

1ST - 1,161SF
2ND - 1,152SF
TOTAL - 2,313SF

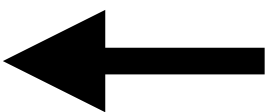




RED indicate the Building Setback, the area inside which the home can be build. The Black foot measurements around the Building Setback are the dimensions of that side of the building area.

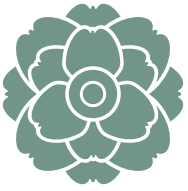
Lots 8-14 will be required to install the noted sidewalk on the frontage of their lot along with their driveway.

North



Nieman Road





LOCATING OUR DEVELOPMENT

A Google Maps search of “5527 Nieman, Shawnee” will get you to Lot 14’s 1938 classic farm house. It’s a fixer-upper, but with great bones, and beautiful hardwood floors, paneling, and closets throughout the home.

Otherwise, from I-35 comes west on either Johnson Drive or Shawnee Mission Parkway to Nieman and turn right, heading north. Just before W/ 55th Street you’ll see the new cul-de-sac for W. 55th Terrance on the right - that’s us!



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FINAL FLAT OF STAG'S GARDEN A SUBMISSION OF LAND IN THE NE 1/4 OF SEC. 11-12-24 IN THE CITY OF SHAWNEE, JOHNSON COUNTY, KANSAS

DESCRIPTION:

A tract of land lying in the Northeast One-Quarter of Section 11, Township 12, Range 24 in the City of Shawnee, Johnson County, Kansas, more particularly described as follows:
Commencing at the Northwest corner of said Northeast One-Quarter; thence along the West line of said Northeast One-Quarter, South 02 degrees 14 minutes 37 seconds East a distance of 289.89 feet to the Point of Beginning; thence North 09 degrees 10 minutes 45 seconds East a distance of 493.97 feet to a point on the West line of Lot 4, LOMA GARDENS, 911 a subdivision in the said City of Shawnee, South 02 degrees 09 minutes 03 seconds East a distance of 340.76 feet; thence South 87 degrees 10 minutes 46 seconds West a distance of 223.31 feet; thence North 09 degrees 14 minutes 14 seconds West a distance of 125.00 feet; thence South 87 degrees 10 minutes 46 seconds West a distance of 223.31 feet to the Point of Beginning; thence along said Northeast One-Quarter, North 02 degrees 14 minutes 37 seconds West a distance of 221.76 feet to the Point of Beginning and containing 3.1802 acres more or less.

PLANS 65 COMMENSALS
NW CORNER, NE 1/4
3/4 REBAR
SECTION 11-12-24
SW 1/4

W 55TH STREET

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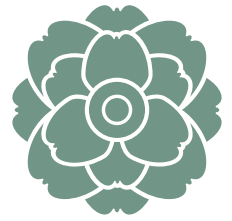
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LOT SIZE & PRICING



Lot pricing is subject to change at any time:

Lot #	Area (SF)	Price	Lot #	Area (SF)	Price
1 (11030)	5,902.41	\$475,000	8 (11002)	6,774.61	\$95,000
2 (11026)	4,722.95	\$485,000	9 (11005)	10,947.11	\$100,000
3 (11022)	4,722.95	\$487,500	10 (11009)	15,156.37	SOLD
4 (11018)	4,722.95	\$490,000	11 (11013)	10,525.31	SOLD
5 (11014)	4,722.95	\$492,500	12 (11017)	5,535.22	\$90,000
6 (11010)	5,859.16	\$495,000	13 (11021)	5,164.40	\$85,000
7 (11006)	10,315.3	SOLD	14 (11025)	6,259.33	\$295,000



HOMES MARKETED BY:
(913) 631-2900

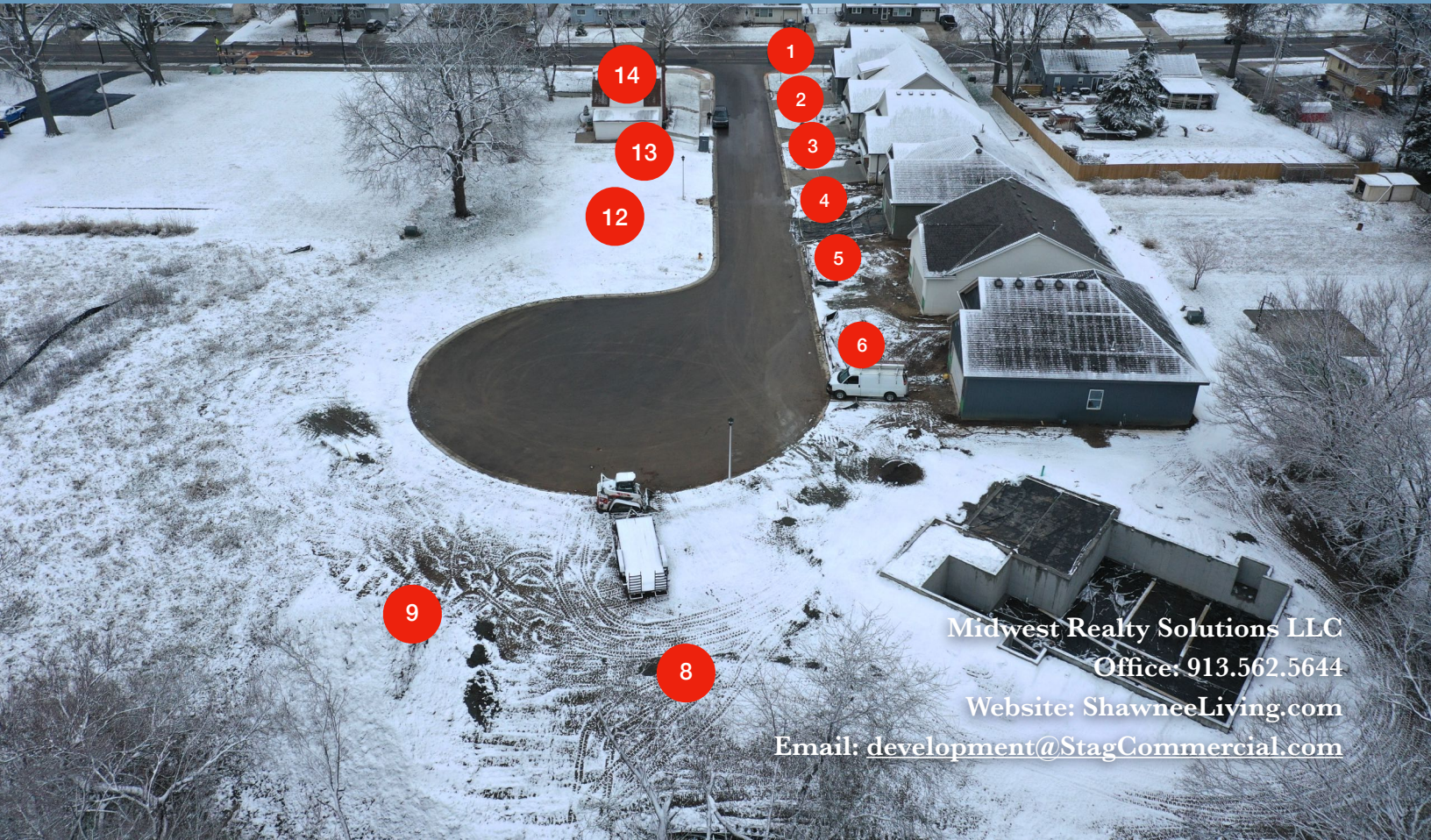


COLDWELL BANKER
REGAN REALTORS®

LOTS MARKETED BY:
(913) 562-5644



All lots are built ready



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