

**The project:**

320 acres

745 units

2.33 units/acre (includes school site, public park in the denominator)

45 acres of green space (14%)

Begin: First quarter 2006

Complete: 2011

**Ward Road improvements will include:**

*From MO150 to County Line:* interim divided arterial with two new southbound lanes. The existing lanes will become northbound lanes and thus the road will not take away from existing Raintree homeowners. There will be a 10-foot multi-use path on the Pulte side.

*From County Line to the south end of Pulte's property (Raintree Drive):* 24 feet of pavement with shoulders.

**There are 4 housing types: Cottages, Villas, Timbers, Valley****Cottages:**

SE Corner (Ward/Raintree Drive)

Market: 45+ "empty-nesters"

Density: 190 units

Lot: 45'

Type: 2-3 bedrooms, 2 bathrooms

Price: mid 100s to high 100s

Size: 1197 sqft. – 1551 sqft.

**Villas:**

NE Corner (Ward/County Line)

Market: 45+ "affluent empty-nesters"

Density: 161 units

Lot: 66' to 75'

Type: 2-3 bedrooms, 2 bathrooms

Price: high 100s to low 200s

Size: 1650 sqft. – 2015 sqft.

**Valley:**

NW Corner (Prairie Lane/County Line)

Market: Young families

Density: 224 units

Lot: 78.5'

Type: 4 bedrooms, 2.5 bathrooms

Price: low 200s to mid 200s

Size: 2148 sqft. – 2470 sqft.

**Timbers:**

South-Central Section

Market: Families

Density: 169 units

Lot: 78.5'

Type: 4 bedrooms, 3.5 bathrooms

Price: mid 200s to low 300s

Size: 2600 sqft. – 3036 sqft.

Submitted by Brian T. Whitley 4/27/05