



# DAXON FARMS

Lee's Summit, MO


NE Lakewood Way
NE Campground Rd
Bowlin Rd
Bowlin Rd
Bowlin Rd
Bowlin Rd
Bitcoin Depot
- Bitcoin ATM
Looking To
Buy Bitcoin?
DAXON
FARMS
Lakewood Animal
Health Center
470
Phillip Montoya DDS
Lee's Summit Family &...
NE Wildwood Dr
Summit Grill
Recently viewed
N E Lakewood Way
NE Brandywine Rd

# Previously Approved Plan







## Stag's Field - Prior Plan

- Apartments
- 350 units
- 28 acres
- 12.5 units per acre

# Proposed Development

By prioritizing green space, pedestrian connectivity, and lower density than the previously proposed plan for this site, Daxon Farms will serve as a quiet, cohesive transition between the surrounding commercial corridor and residential neighborhoods.

- Build to rent townhomes
- 306 units
- 34 acres
- 9 units per acre
- Attached Garages



# About Daxon Farms

- 34 Acres: 1215 NE Bowlin Road, Lee's Summit
- Potentially 306 build-for-rent townhome units with 2, 3, 4 bedroom options all with attached garages
- Average unit size is around 1,500 Sq Ft
- Average rent at $2,400/month
- Amenity package will include a clubhouse, leasing office, gym, pool, outdoor grilling area, and walking trails.



# Similar Amenity Package










# Daxon Farms Product

## Interior Standards:

- Durable LVP flooring on main floor and upper hallways
- Pre-finished cabinets in shaker & modern styles
- Upgraded quartz countertops throughout
- Subway tile backsplash in kitchen
- Delta Peerless faucets
- Samsung stainless steel appliances
- Upgraded Kwikset door hardware
- Glass shower doors
- LED lighting throughout
- LED ceiling fans in master and main living area.
- Modern square trim package throughout
- Faux-white blinds in all bedrooms and living area.
- Durable LVP flooring in all bathrooms
- Low-VOC paints and finishes

## Exterior Standards:

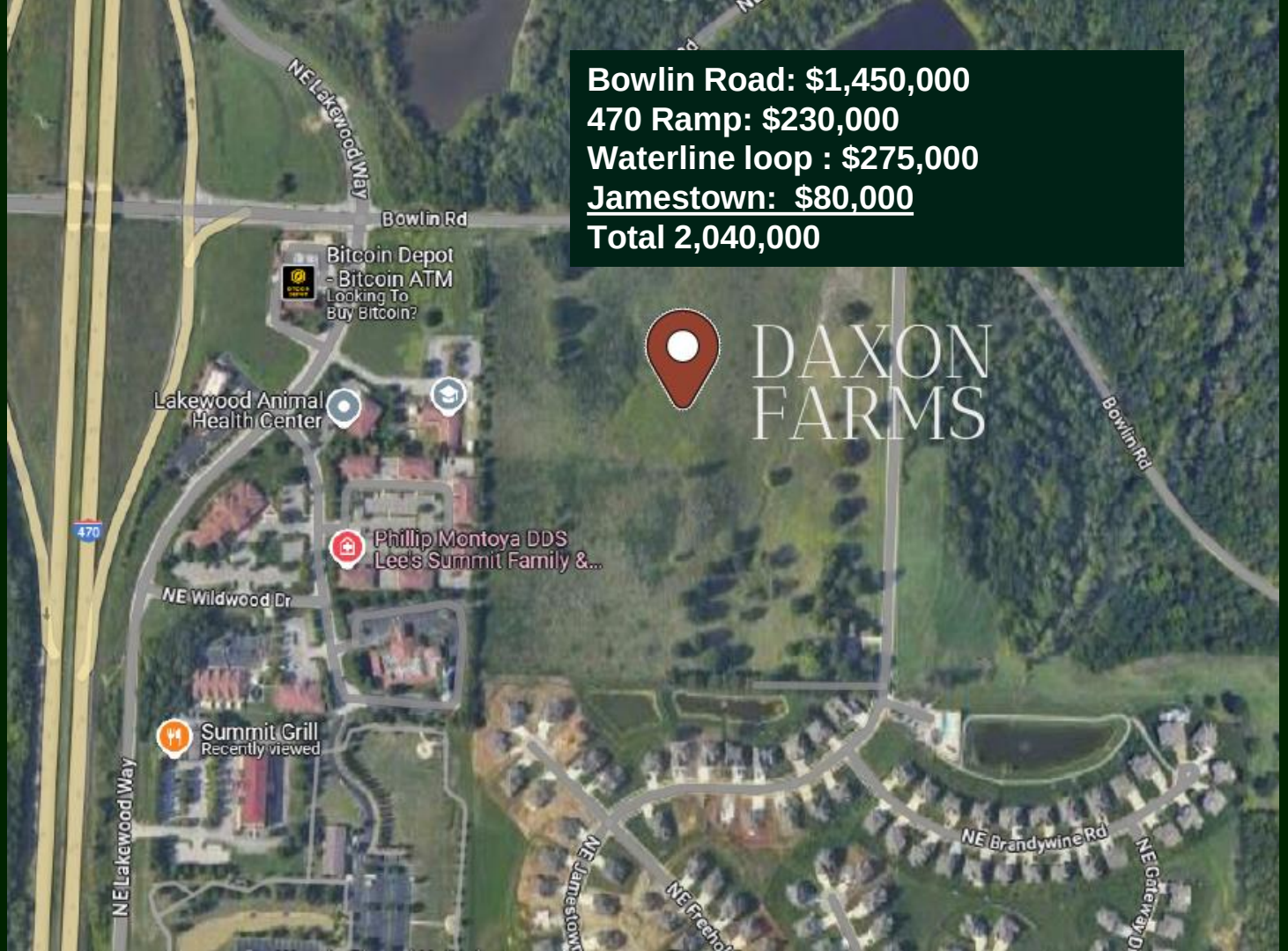
- 30 year architectural shingles
- Stone and brick as applicable per elevation
- Modern square raised-panel entry doors
- LED exterior lighting
- Quality MI vinyl windows
- Garage door openers
- Vinyl privacy fences between units
- Communtiy irrigation



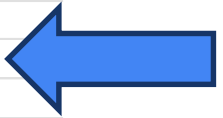





Bowlin Rd
NE Jamestown Dr
NE Jamestown Dr


Bowlin Road: $1,450,000
470 Ramp: $230,000
Waterline loop : $275,000
Jamestown: $80,000
Total 2,040,000
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NE Jamestown
NE Brandywine Rd
NE Gateway D
Bowlin Rd

| | | |
|---|---|---|
| Est. Construction Budget | $ | 61,300,000 |
| Est. Materials Percentage | | 40.00% |
| Est. Materials Cost | $ | 24,520,000 |
| Total Sales and Use Tax Rate | | 8.35% |
| **Est. Sales and Use Tax Savings** | **$** | **1,457,408** |



| | |
|---|---|
| City Sales and Use Tax Rate | 2.750% |
| County Sales Tax Rate | 1.125% |
| State Sales Tax Rate | 4.225% |
| Zoo Sales Tax Rate | 0.125% |
| Children's Services | 0.125% |
| | 8.350% |
| | |
| Est. Allocation of Material Purchases: | |
| Lee's Summit | 0.00% |
| Missouri (outside Lee's Summit) | 50.00% |
| Outside Missouri | 50.00% |

| | | |
|---|---|---|
| Lee's Summit Sales Tax Savings | $ | - |
| Lee's Summit Use Tax Savings | $ | 337,150 |
| **Total Lee's Summit Sales and Use Tax** | **$** | **337,150** |
| | | |
| County Sales Tax Savings | $ | 68,963 |
| State Sales and Use Tax Savings | $ | 1,035,970 |
| Zoo Sales Tax Savings | $ | 7,663 |
| Children's Services Sales Tax Savings | $ | 7,663 |
| **Lee's Summit % of Total Savings** | | **23.13%** |

| | PILOT | Per Unit | R/P Tax | Per Unit | Est. Abatement |
|---|---|---|---|---|---|
| 1 | $ 807,137 | $ 2,638 | $ 807,137 | $ 2,638 | $ - |
| 2 | $ 807,137 | $ 2,638 | $ 807,137 | $ 2,638 | $ - |
| 3 | $ 831,351 | $ 2,717 | $ 831,351 | $ 2,717 | $ - |
| 4 | $ 831,351 | $ 2,717 | $ 831,351 | $ 2,717 | $ - |
| 5 | $ 856,292 | $ 2,798 | $ 856,292 | $ 2,798 | $ - |
| 6 | $ 856,292 | $ 2,798 | $ 856,292 | $ 2,798 | $ - |
| 7 | $ 881,981 | $ 2,882 | $ 881,981 | $ 2,882 | $ - |
| 8 | $ 881,981 | $ 2,882 | $ 881,981 | $ 2,882 | $ - |
| 9 | $ 908,440 | $ 2,969 | $ 908,440 | $ 2,969 | $ - |
| 10 | $ 908,440 | $ 2,969 | $ 908,440 | $ 2,969 | $ - |
| **TOTAL:** | **$ 8,570,401** | | | **TOTAL:** | **$ -** |





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