

## **.PRAIRIE CANYON**

### **Project Description**

Prairie Canyon is Prime Development's newest planned neighborhood, located on a 91-acre tract of land south of College Boulevard in the vicinity of Valley Parkway. It bordered by Southglen of Cedar Creek and the Woods at Southglen on the west, and land zoned for apartments on the east.

The terrain is marked by two distinct ridges. North portions are generally open grazing land. South portions are wooded, with steep slopes and rock bluffs adjacent to Little Cedar Creek and tributaries. A forested creek channel affords natural demarcation between Prairie Canyon and neighborhoods of Cedar Creek. Over 30% of the land will be preserved as natural open space.

Prairie Canyon is comprised of two distinct neighborhoods of maintenance-provided homes in a range of styles and sizes:

- The west ridge at Prairie Canyon, opposite Southglen, will be occupied by 106 single-family homes with three-car garages and approx. 3,000 SF of finished living area. Most will be "reverse 1.5-story" floor plans, valued from \$500,000 to \$600,000.

This part of Prairie Canyon was inspired by Prime Development's popular Canyon Creek Point neighborhood, located on Prairie Star Parkway, west of Canyon Creek Boulevard <https://www.canyoncreekpointks.com/>. Lots average over one-quarter acre in size (50% larger than the city minimum requirement for R-1 zoned lots). Most lots back to common areas and feature views of natural open space.

- The east ridge at Prairie Canyon will be occupied by 92 smaller villa-style homes with two-car garages and approximately 2,300-2,500 SF of living area, priced in the mid-upper \$400's. Most will be detached homes, others will be paired. Like larger homes to the west, most of these homes back to common area and feature views of open space.

Villa homes on the east ridge at Prairie Canyon will be similar to a previous Prime Development neighborhood, Prairie Brook Villas, located on the north side of College Boulevard, and Prime Development's new Crestwood Village development at 129<sup>th</sup> Terr. and Black Bob Road <https://www.crestwoodvillageks.com/>.