

## SUBURBAN LAND DEVELOPMENT

### *Tiffani Breeze - A Covenant Community 127th St. East & Meadowlark (71<sup>st</sup> S), Derby, KS.*



**1.5 - 3 acre lots**  
**NO SPECIAL TAXES**  
**Site built homes -**  
**1500 sq. ft. minimum**  
**View out lots**  
**Architecture Control**  
**Committee assures**  
**community continuity**



#### Utilities:

- County approved alternative septic.
- Rural water
- Underground electric
- Propane option

#### Area Amenities and Employers:

Cook Airfield

Rose Hill Schools and Parks

Derby Shopping and Parks

1/2 mile off blacktop road

Near Rock Rd. corridor with medical and retail

Near Hidden Lakes and Derby Golf Courses

Spirit Aerosystems

McConnell Air Force Base

**Tiffani Breeze** was created to offer Home Builders and their Custom Home Clients an attractive alternative to both city lot and large tract developments. At Tiffani Breeze lot sizes of 1.5 to 3 acres means excess land for landscape design and accessory building. Wide open spaces between neighbors, less time mowing and more time relaxing. Bring your own builder with our approved builder program. ASK US ABOUT OUR PREFERRED BUILDER PROGRAM.

**BUY YOUR LOT NOW AND COMMENCE CONSTRUCTION WITHIN TWO YEARS**

#### Minimum standards:

- 1500 S.F. site built homes only with 50% front elevation brick or stone
- Three car attached garage
- 30 year weather wood composition shingle
- 6/12 roof pitch or greater
- Accessory buildings must compliment home
- Fencing guidelines
- Minimum landscape requirements

FOR MORE INFORMATION:



Colin Busey  
 Office: 316-529-3100  
 Cell: 316-312-2156  
[colinb@LangeRE.com](mailto:colinb@LangeRE.com)



**BLOCK A**

Lot	Acreage	Price
1	2.8 Acres	\$90,000
2	2.9 Acres	\$90,000
3	2.2 Acres	\$75,000
4	2.0 Acres	\$95,000

**BLOCK B**

Lot	Acreage	Price
1	1.5 Acres	\$49,500
2	1.5 Acres	\$54,500
3	1.5 Acres	\$54,500
4	1.5 Acres	\$54,500
5	2.0 Acres	\$59,500
6	2.2 Acres	\$47,500
7	1.8 Acres	\$39,500
8	1.8 Acres	\$39,500
9	2.2 Acres	Sold
10	2.0 Acres	\$59,500
11	1.5 Acres	\$54,500
12	1.5 Acres	\$54,500
13	1.5 Acres	Sold
14	1.5 Acres	Sold

