

## Helping You Find the Way Home

*Diana Bryan-Smith doesn't just sell homes and create new communities; she changes lives.*

Diana Bryan-Smith gets things done! With 21 years as a real estate agent and broker, she has a proven track record for making things happen. Selling real estate is not just a job or career for her; it is a lifestyle. With solid personal roots as deep as they are wide in Wyandotte and Leavenworth counties, Bryan-Smith, owner of Speedway Realty, LLC, has a decided passion for her hometown communities. Throughout her career, she has developed a vested interest in creating new home communities, offering clients some of the best places in which to live while simultaneously catering to their own unique lifestyles.



Bryan-Smith understands purchasing a home is one of the biggest and most important decisions one will ever make in life. It's not always an easy one; nor does it come without some element of risk. However, Bryan-Smith walks each step of the way with her clients to ensure they make the right decision. Licensed in both Kansas and Missouri, she has helped a wide range of buyers and sellers navigate the real estate market to fulfill their real estate needs. She brings to the table a wealth of current knowledge of Wyandotte and Leavenworth counties, as well as the Kansas City metro area, and operates with a vast network of professional experts, including mortgage advisers and home inspectors. Because she lives and works in the area, Bryan-Smith has a trusted insider's view and appreciates the phenomenal quality of life residents can enjoy in these outstanding communities.

"My heart is in this area, and I sell what I know," expressed Bryan-Smith, whose grandfather, Ralph Bryan, was actually the first Mayor of Basehor. "This is where I grew up and where my commitment is. This is a very friendly area with a small-town feeling offering convenient access to big-city amenities."

And the community is growing exponentially as the excitement for what it offers residents takes center stage.

"This truly is a bedroom community and is rapidly growing," noted Bryan-Smith, who emphasizes one of the greatest draws of the area is the award-winning school district. "The Basehor Linwood school district has won the Blue Ribbon Award and competes with other great school districts such as Blue Valley."

Even though Bryan-Smith, who acquired her real estate license in 1997, initially focused her efforts on land sales, she soon found her niche in new home sales. When she started Speedway Realty, LLC in 2007, she began providing services to both buyers and sellers in a wide range of price points for residential and commercial products. However, it is the new home communities that truly speak to her heart.

"Piper Estates was the first development I worked on," recalled Bryan-Smith. This large lot subdivision gave Diana the experience she needed to hone her skills and cultivate her expertise, laying the groundwork for multiple new home communities to come in which she was an integral force. Last year, in a new collaboration with custom builder Wynne Homes, Bryan-Smith became the exclusive agent for Phase Four of the Hazelwood Villas in Wyandotte County, a senior living, maintenance-provided (lawn care and snow removal) community.

"This community of 42 lots is about two-thirds full at this point. We opened the last phase less than a year ago," noted Bryan-Smith, who is also in the final phases of Cedar Falls in Basehor. "We are finishing up the last 29 lots in that subdivision, which has homes starting in the mid \$300,000 range."



One of Bryan-Smith's newest subdivisions is Tomahawk Valley, which is owned by Miles Excavating and situated in the heart of Basehor. With homes prices starting around \$280,000 on up to the \$400,000 price point, home owners will enjoy 14 acres of green space and walking trails, along with affordable home owners' dues. Builders in this community include Wynne Homes, Emerald Homes, Brogan Construction and Miles Homes.



"This is the hottest the area has probably ever been," she emphasized. "In addition to the top-rated school district, it is also situated about 10 minutes away from the Legends and is located half-way between downtown and Lawrence, making it a perfect place for commuters to live."

Now entering her third decade as a real estate agent/broker, Bryan-Smith continues to set records. It's not the numbers, however, that necessarily inspire her. It is the adventure each day promises her that keeps her in the game.

"Every day is different," she smiled. "We get to work with a wide range of people, from first time home owners to empty nesters. I really enjoy being able to help all of my clients and it's fun to create someone's dream home and watch it take shape from the ground up." ■



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