



HERITAGE POND



VBCneighborhoods.com
2571 S Westlake Ave
Sioux Falls SD 57106



BRIAN JACKSON
605-361-8211
BRIAN@VBCLINK.COM



INTRODUCING HERITAGE POND

We are excited to introduce our newest lifestyle neighborhood in Crooks, SD! Heritage Pond is located on the south end of Crooks. Like Devitt Farms and Mydland Estates, Heritage Pond will feature a fishing pond, walking paths, parks, and plenty of green space, making an ideal addition to a community known for its love of the outdoors and its close-knit neighbors.

Working closely with the leadership of Crooks, we've put in a lot of planning and expertise to make Heritage Pond your place to call home. VBC has been developing neighborhood communities since 1971 and our expertise will make Heritage Pond a neighborhood that the community can be proud of, just like our other 18 neighborhoods which have supported its families.

The following pages will show you why Crooks, SD is being chosen at a record-breaking pace to build and live; and why Heritage Pond is the ideal neighborhood for growing families.

BRIAN JACKSON

Land Development Manager



A FAMILY FIRST NEIGHBORHOOD IN CROOKS SD

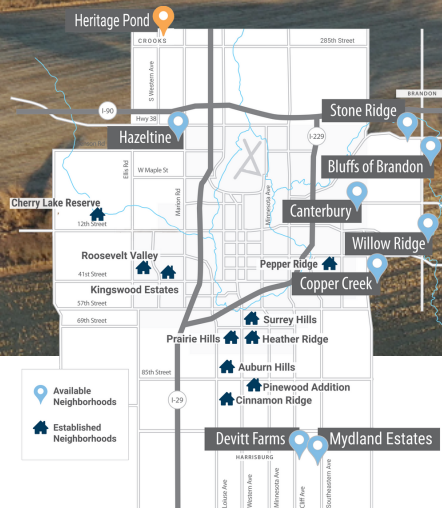
***SIMILAR TO DEVITT FARMS**

VBCneighborhoods.com
2571 S Westlake Ave
Sioux Falls SD 57106

VanBuskirk
COMPANIES

BRIAN JACKSON
605-361-8211
BRIAN@VBCLINK.COM

SUMMARY OF THE AREA



COMMUNITY

Crooks is a rapidly growing community in Minnehaha County and in 2020 the amount of new house permits doubled from the previous year. If you're looking for a place to live just a moment from Sioux Falls, but crave a small-town atmosphere, Crooks is for you! With its strong school pride, active organizations, parades, festivals, and other community events, there is a lot to love about this small part of South Dakota.

BUSINESSES

In addition to local shopping and dining options in Crooks, residents can enjoy the convenience of being less than 10-minutes away from Walmart, Fleet Farm, Great Shots, and other North Sioux Falls businesses. Also being only 4 minutes from the I-29 exit means easy access to and from metro area. As our communities grow, employment centers also change, living in Crooks will put you close to the largest employers in the state.

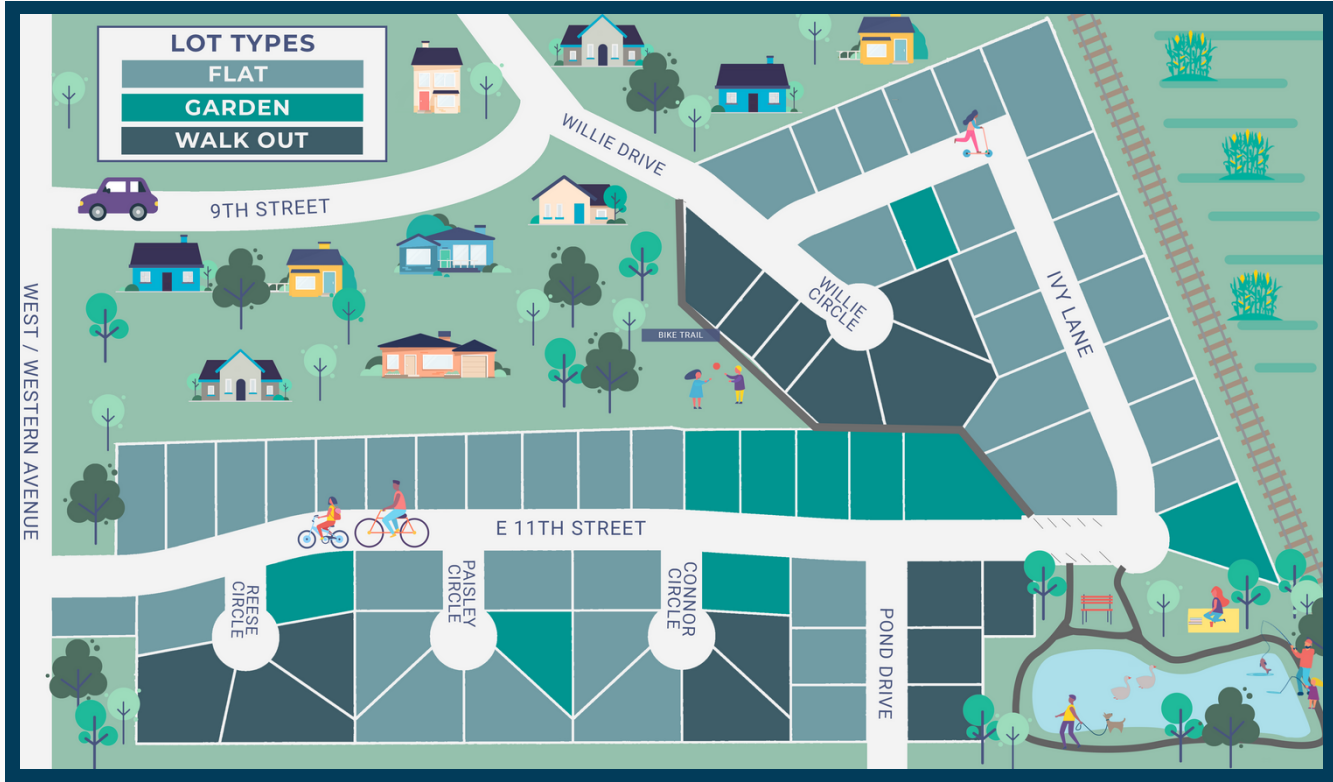
SCHOOLS

Just across the street, to the west of Heritage Pond, a brand-new school is being built. Residents will enjoy the short commute to their kids' school and playgrounds. Crooks is also a part of the coveted Tri-Valley School District.

PARKS

Crooks has proudly expanded the park system and with the addition of Heritage Pond right in the neighborhood, the momentum continues. Sunset park offers a football field, playground equipment and picnic areas. Palmira Park offers a ball court, field and playground equipment and New Hope features pickleball courts baseball, and softball fields. Coming soon will be a fishing pond, trails and pocket park to allow for other community needs to be met, all with in Heritage Pond boundaries.

NEIGHBORHOOD MASTER PLAN



The master plan for Heritage Pond includes 68 single-family and multi-family lots. We anticipate a nice mix of house sizes and styles with protective covenants to establish and maintain the neighborhood integrity for which Van Buskirk neighborhoods are known.

Over the next few years, we anticipate the pond area to take shape and are working with the city to take ownership after construction. The city will also implement a pocket park in the neighborhood and a walk/bike path so neighbors can enjoy the green spaces and provide a safe travel option for children to ride bikes to and from the pond and park.

Pricing and availability will roll out mid-June 2021, but [CLICK HERE](#) to join our interest list today!

Architectural Guidelines

Size Protective Covenants:

- Ranch - 1400 sq. ft. main floor
- Split - 1300 sq. ft. main floor
- 2 Story - 1000 sq. ft. main floor
- Garages - 500 SF min 3 stall

Setbacks

- 7 ft. side yard
- 25 ft. front yard

Building Exterior Covenants

- 150 sq. ft. minimum of brick
- Roof pitch 5/12 min.
- Laminated Shingles

All building plans need written approval. Seller is a licensed Real Estate Broker.