



REBATES

**INCENTIVE
LOTS AVAILABLE**
THAT QUALIFY FOR A
\$5,000 REBATE*

NEW

**DEVELOPER DUPLEX
INCENTIVE**
\$7,500 DISCOUNT*
ON EACH UNIT OF DUPLEX FOR
TOTAL REBATE OF \$15,000

PLUS

**ENJOY CONTRACTOR DEVELOPMENT
INCENTIVES IN ADDITION TO THE REBATE.**

Contact the SCDC Office for any additional details.

*The first 4 lots sold qualify for the current \$5,000 discount, so act now before they are all gone

BUILD

The perfect location!

Your family will love spending time at the nearby Outdoor Aquatic Center in Sheldon or at the public park in the development. You can grab a bite to eat at some great restaurants right near home, quickly run to the grocery store or reach retail stores within minutes. If you need it, or want it, it's all close to home.



Build the Property of
your Dreams in
SHELDON CROSSING

Currently 51 single family lots available for purchase and over three acres of multifamily ground available.

Why should you consider building in Sheldon Crossing?

- 1 It's a quiet and private area.
- 2 Easy access to great amenities.
- 3 Close proximity to local schools.



Development Amenities Include:

- Over 40 acres of proposed park ground
- Access to brand new fishing piers – Fish stocked in 2015
- Access to the Community Trail System
- Lot Incentives Available (look inside for details)

Questions? Contact the SCDC.
Call 712-324-2813 for more information
or visit with any local real estate agent.

The City of Sheldon is creating a beautiful new park that will include a pond, right near the Sheldon Crossing Residential Development. Attractions include fishing in the 14-acre pond, an area for picnics and games as well as easy access to the Sheldon Recreational Trail.

It's a quiet and private area

Although near anything you need, the development also preserves its privacy with only two ways to enter and exit the development. People who drive by your home will be friends and neighbors.

Prime locations are still available!

One-quarter acre and three-quarter acre lots are available, so you can build the exact house that you want on the perfect piece of land.

Affordable lots available allowing you to build within your budget.

Call today!
712-324-2813

or visit with any local real estate agent for more information about this great housing opportunity.



Park planning is underway and will include:

- An expansion to the current recreation trail system
- Access to Fishing
- Children's playground and recreational area

LOCATED NEAR **40 ACRES** OF PARK GROUND

