

INTRODUCING

MAPLETØN HIGHLANDS

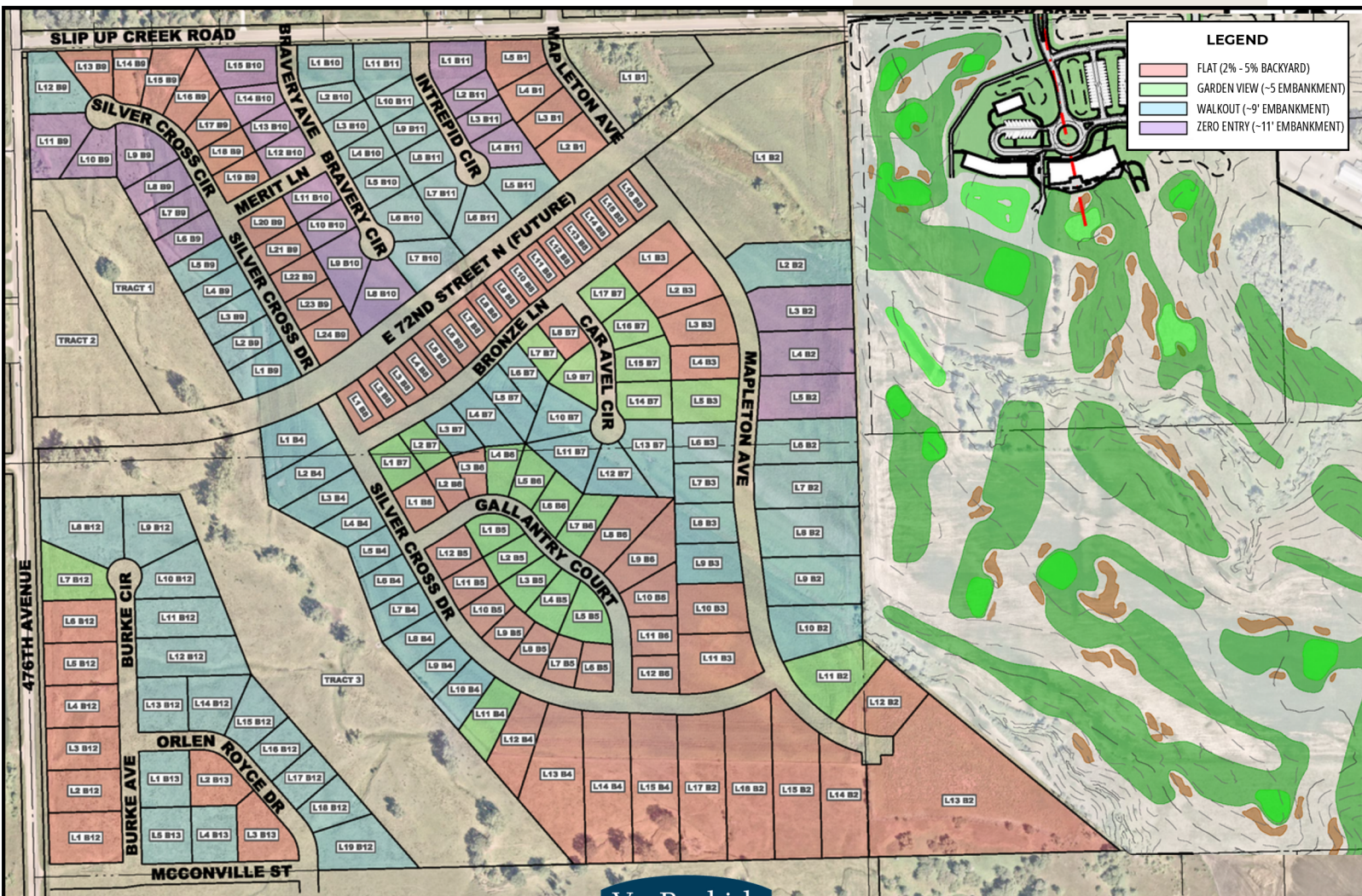
Reinvent Your Lifestyle.

Spacious Living with Scenic Views

From villa homes with golf course views, to luxury lots adjacent to the premier golf club in the region, you'll find freedom at your front door in Mapleton Highlands. These beautiful new homesites boast sweeping views of Mapleton Golf Course, prairieland, wide open skies and allow residents to enjoy the splendor of all that Midwest living offers. All this serenity is just minutes away from the best of Sioux Falls and all that its vibrant downtown has to offer. It's the perfect blend of tranquility, culture and entertainment in one beautiful spot. Welcome home!

Premier Lots!

Residents will find the perfect space for their new home. A thoughtful mix of large lots to fit any dream, to executive home and villa lot options to complement the serene landscape of Mapleton Golf Club.



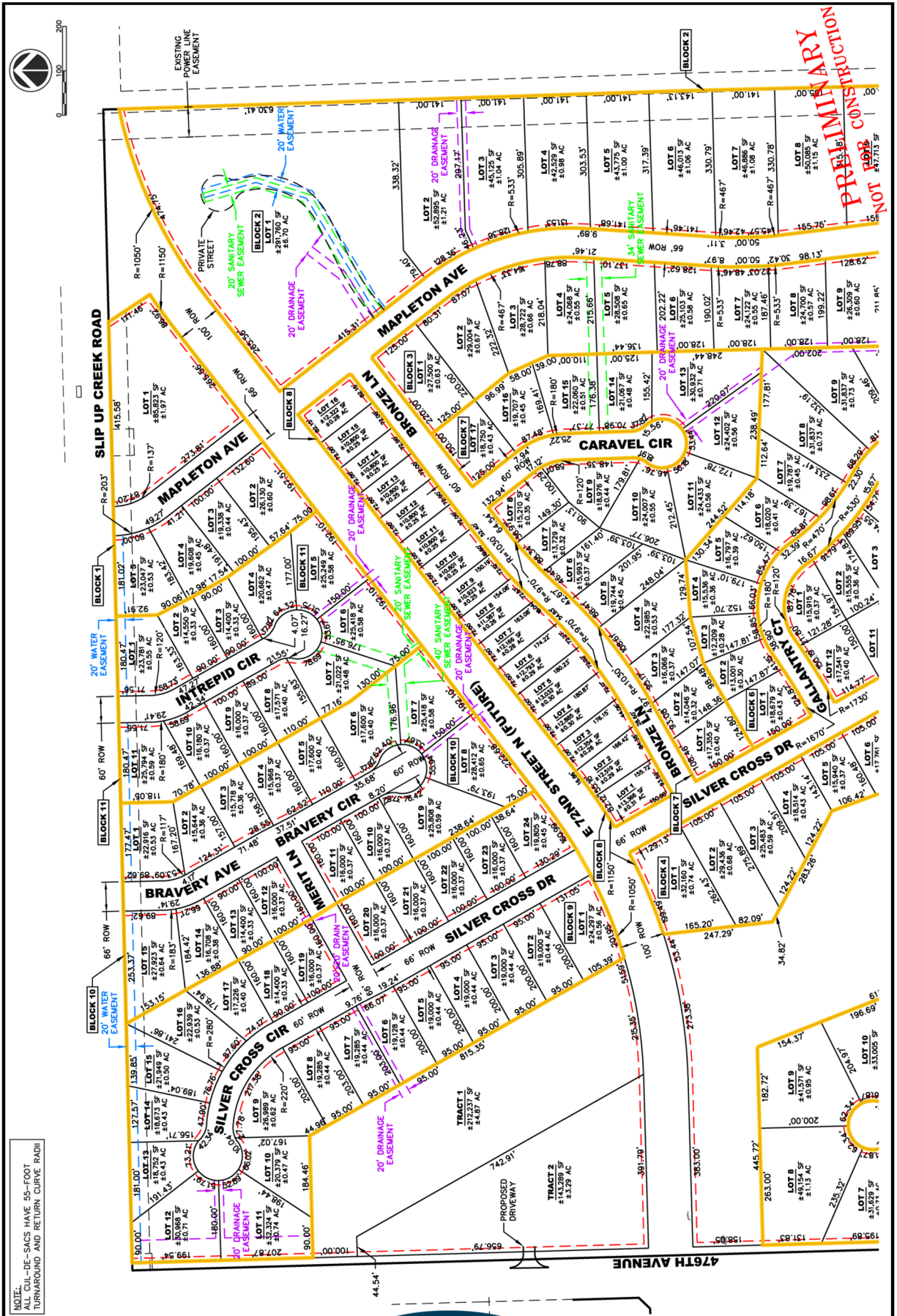
MAPLETØN HIGHLANDS
PRELIMINARY DEVELOPMENT CONCEPT

VanBuskirk
COMPANIES

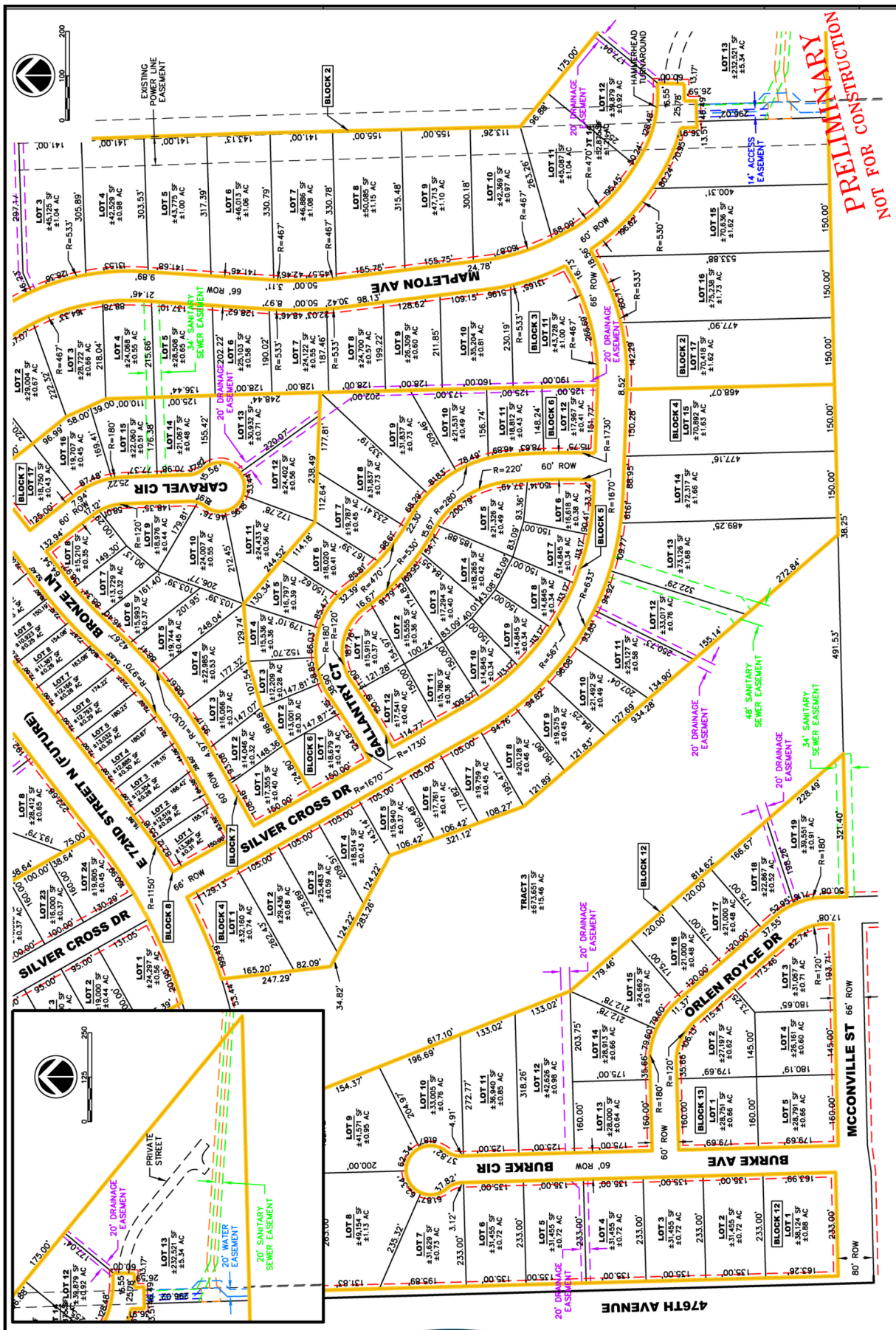
MapletonHighlands.com



ENGINEERING PLAN



ENGINEERING PLAN



LOT PRICING



Reinvent Your Lifestyle.



Reserve Your Lot

**Seller is a licensed Real Estate agent. Information deemed reliable but not guaranteed. Please refer to the website's interactive map for most up-to-date lot availability and pricing.*

CONTACT

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President of Land Development
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steve@vblink.com

Mapleton Highlands Proposed Lot Prices April 14, 2025

BLOCK/LOT	LOT	WIDTH	DEPTH	AREA SF	ACRES	PRICING	TYPE	BLOCK/LOT	LOT	WIDTH	DEPTH	AREA SF	ACRES	PRICING	TYPE
B01 L01	101	141	415	85,823	1.97	N/A	Varies	B03 L04	128	110	218	24,068	0.55	\$ 200,000	Flat
B02 L01	102	740	630	291,730	6.70	SOLD	Walkout	B03 L03	129	164	222	28,722	0.66	SOLD	Flat
B02 L02	104	141 GC	347	52,895	1.21	\$ 545,000	Walkout	B03 L02	130	167	220	29,004	0.67	\$ 205,000	Flat
B02 L03	105	141 GC	305	45,125	1.04	\$ 495,000	Walkout	B03 L01	131	250	125	27,500	0.63	\$ 165,000	Flat/Garde
B02 L04	106	141 GC	300	42,529	0.98	\$ 495,000	Walkout	B01 L02	132	133	197	26,130	0.60	\$ 95,000	Flat
B02 L05	107	141 GC	300	42,775	0.98	\$ 495,000	Walkout	B01 L03	133	100	183	19,338	0.44	SOLD	Flat
B02 L06	108	143 GC	300	46,013	1.06	\$ 565,000	Walkout	B01 L04	134	90	183	19,608	0.45	\$ 85,000	Flat
B02 L07	109	141 GC	300	46,886	1.08	\$ 565,000	Walkout	B01 L05	135	80	181	23,047	0.53	\$ 95,000	Flat/Garde
B02 L08	110	155 GC	300	50,085	1.15	\$ 625,000	Walkout	B08 L14	271	72	150	10,800	0.25	SOLD	Flat
B02 L09	111	155 GC	300	47,713	1.10	\$ 625,000	Walkout	B08 L15	272	72	150	10,800	0.25	SOLD	Flat
B02 L10	112	113 GC	263	42,369	0.97	SOLD	Walkout	B08 L16	273	82	150	12,322	0.28	SOLD	Flat
B02 L11	113	96 GC	252	45,087	1.04	\$ 495,000	Garden	B06 L12	229	115	151	17,967	0.41	\$ 140,000	Garden
B02 L12	114	175 GC	199	39,879	0.92	SOLD	Flat/Walkout	B05 L10	237	113	150	14,845	0.34	\$ 125,000	Flat
B02 L13	116	458 GC	321		0.00	SOLD	Walkout	B05 L09	238	113	150	14,845	0.34	\$ 125,000	Flat
B02 L14	117	150	313	53,351	1.22	\$ 290,000	Flat/Walkout	B05 L08	239	113	150	14,845	0.34	\$ 125,000	Flat
B02 L15	118	150	533	70,636	1.62	\$ 410,000	Flat/Walkout	B05 L07	240	113	150	14,845	0.34	\$ 125,000	Flat
B02 L16	119	150	533	75,238	1.73	SOLD	Flat/Walkout	B05 L06	241	123	150	16,618	0	\$ 105,000	Flat
B02 L17	120	150	477	70,418	1.62	\$ 415,000	Flat/Walkout	B04 L15	243	150	468	70,892	1.63	\$ 425,000	Flat/Walkout
B03 L11	121	266	190	43,728	1.00	SOLD	Garden	B04 L14	244	150	477	72,317	1.66	\$ 430,000	Flat/Walkout
B03 L10	122	160	230	35,204	0.81	SOLD	Garden	B04 L13	245	109	489	73,126	1.68	\$ 430,000	Flat/Walkout
B03 L09	123	129	199	26,309	0.59	SOLD	Walkout	B04 L12	246	94	322	33,017	0.758	\$ 280,000	Flat/Walkout
B03 L08	124	129	187	24,700	0.55	SOLD	Walkout	B04 L11	247	94	250	25,127	0.577	\$ 275,000	Garden
B03 L07	125	129	190	24,122	0.56	SOLD	Walkout	B04 L10	248	96	207	21,492	0.493	\$ 275,000	Walkout
B03 L06	126	129	202	25,103	0.58	\$ 225,000	Walkout	B04 L09	249	95	184	19,575	0.449	\$ 270,000	Walkout
B03 L05	127	137	216	28,508	0.65	\$ 225,000	Garden								

¹'GC' Golf Course lot Frontage, all other lots are street frontage.

Preliminary Architectural Guidelines

HOME SIZE REQUIREMENTS

Block 02 Lots 02-17

- Shall have a minimum of 2000 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2600 sq ft of above ground living space on any one and a half or two-story home

Block 03 Lots 01-11; Block 04 Lots 01-15

- Shall have a minimum of 1800 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2250 sq ft of above ground living space on any one and a half or two-story home

Block 01 Lots 02-05; Block 05 Lots 01-12; Block 06 Lots 01-12; Block 07 Lots 01-17; Block 08 Lots 01-16; Block 09 Lots 01-24; Block 10 Lots 01-15; Block 11 Lots 01-11

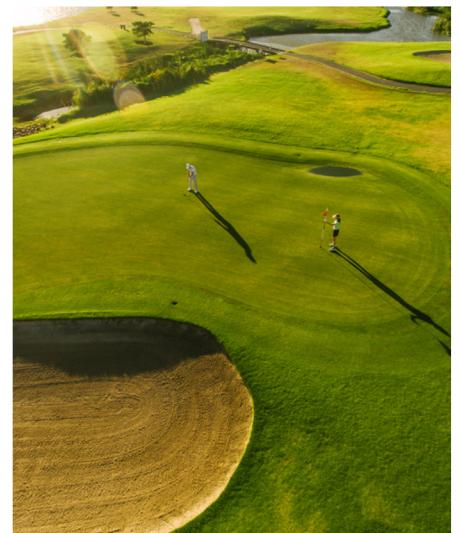
- Shall have a minimum of 1500 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2000 sq ft of above ground living space on any one and a half or two-story home
- Shall have a minimum of 1450 sq ft of main floor living space on any multi-level home

GARAGE/HOME HEIGHT/STREET/SETBACK - ALL LOTS

All Homes

- Homes shall have at least a three-vehicle garage and not less than 750 sq ft
- Any two-story home shall not exceed two stories, with a maximum height of 35', from the street level.
- Home shall have entry walks which connect the front door directly to the street.
- Homes shall be setback a minimum of 25' from the front property line and 25' from a side property line on a corner lot.
- Homes sharing a side property line shall be a minimum of 7' from a side property.

Build-ready lots
anticipated
October 2025.



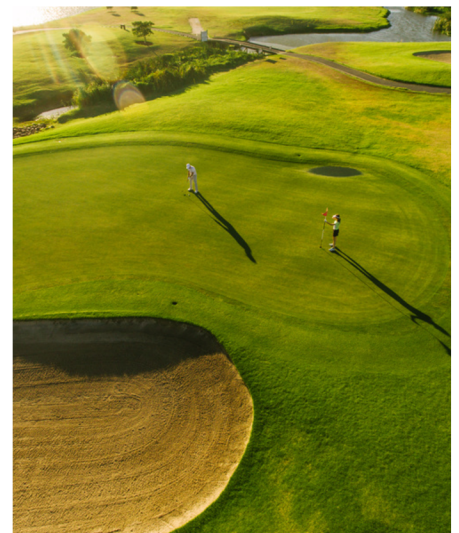
Preliminary Architectural Guidelines

EXTERIOR - GOLF CLUB LOTS

Block 02 Lots 02-17

- Have a minimum of 30% of brick/stone or comparable material on the front/street side exterior of the home if it is a one story home.
 - Have a minimum of 10% of brick/stone or comparable material on the golf course side exterior of the home.
 - Each two-story or multi-level dwelling shall contain at least 20% brick or other comparable material approved by the Developer on the street side exterior wall surface.
 - Each Dwelling will have a 10% brick or other comparable material, in addition to the front side requirement, on the side street side of the home if a corner lot.
 - All brick/stone terminate at an inside corner or visual vertical break
- **Siding/Windows/Decks**
 - Have two types of siding such as banding, shakes, vertical, etc., on the front side of the home
 - All windows will be trimmed with a minimum of 3" trim band
 - Deck Columns, if the home shares a property line with the golf club, shall have a minimum width of 5-½"
 - Two-story columns shall have 35% of the run length of each column be 12" or greater.
 - Concrete foundations cannot expose over 36" of bare concrete. All bare concrete must be painted to match the house.
 - **Fencing**
 - Rear property fencing along the golf course/powerline easement shall only be developer approved black ornamental iron.
 - Along corner lots will not have the fencing in the sideyard setback (25')
 - Fencing requires the superior side out.
 - No unfinished chain-link or wood fencing is allowed in the development.

Build-ready lots
anticipated
October 2025.



Preliminary Architectural Guidelines

EXTERIOR - ALL OTHER LOTS

***Block 01 Lots 02-05; Block 03 Lots 01-11; Block 04 Lots 01-15;
Block 05 Lots 01-12; Block 06 Lots 01-12; Block 07 Lots 01-17;
Block 08 Lots 01-16; Block 09 Lots 01-24; Block 10 Lots 01-15;
Block 11 Lots 01-11***

• **Brick/Stone:**

- Have a minimum of 30% of brick/stone or comparable material on the front/street side exterior of the home
- Each two-story or multi-level dwelling shall contain at least 20% brick or other comparable material approved by the Developer on the street side exterior wall surface.
- Each Dwelling will have a 10% brick or other comparable material, in addition to the front side requirement, on the side street side of the home if a corner lot.
- All brick/stone terminate at an inside corner or visual vertical break

• **Siding/Windows/Decks**

- Have two types of siding such as banding, shakes, vertical, etc., on the front side of the home
- All windows will be trimmed with a minimum of 3" trim band
- Deck Columns, if the home shares a property line with the golf club,
 - Shall have a minimum width of 5-½"
 - Two-story columns shall have 35% of the run length of each column be 12" or greater.
- Concrete foundations cannot expose over 36" of bare concrete. All bare concrete must be painted to match the house.

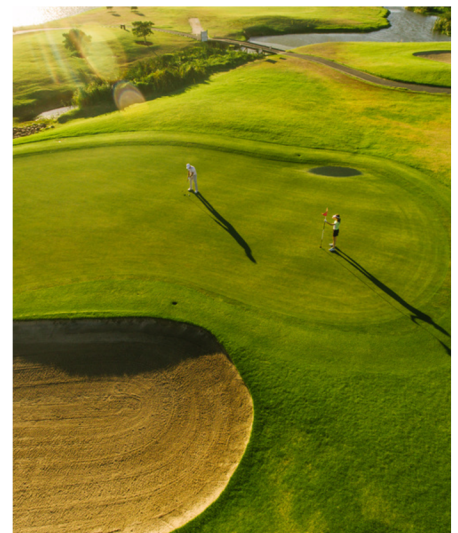
• **Fencing**

- Corner lots will not have the fencing in the side yard setback (25')
- Fencing requires the superior side out.
- No unfinished chain-link or wood fencing is allowed in the development

ROOF - ALL LOTS

- Homes shall have a 6/12 pitched roof or greater
 - 4/12 pitch or lower may be allowed with 3' minimum overhangs.
- Homes shall have laminated shingles
 - Alternative material which is comparable or better in quality and appearance may be allowed

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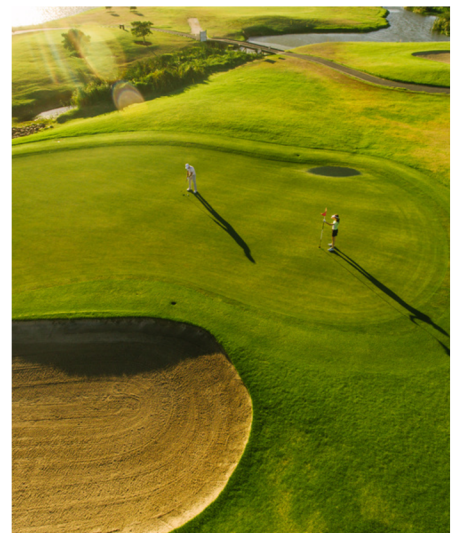


Preliminary Architectural Guidelines

MISCELLANEOUS - ALL LOTS

- Lots shall only be used for single-family owner-occupied residential purposes
 - Home may be rented on a temporary basis by an Owner who is temporarily absent or pending active efforts to sell the Lot and Home.
 - Short term rentals, such as VRBO, is not allowed
- In ground/below ground pools are allowed
- “Pool Houses” and outdoor kitchens are allowed
- No other storage or detached outbuildings shall be allowed as free standing structures. If an outbuilding is attached to the house, it will be allowed.
- Easements
 - No fencing is allowed in any electrical or drainage easement.
 - No structures or trees are allowed in any electrical or drainage easement and are subject to removal by order of the easement owner.
- Homeowners shall plant one boulevard tree per 50’ (city ordinance) within one year of occupation.

Build-ready lots
anticipated
October 2025.





Reinvent Your Lifestyle.

All That Midwest Living Offers

Mapleton Highlands is situated on Slip Up Creek, and is named in honor of the history and legacy of the Mapleton Township settlers from over the last 150 years. Mapleton Township offers a wide range of services and amenities that will complement any lifestyle. Explore the winding, tree-lined roads with a long bike ride or short joy ride, check out Renner Corner Meat Market for fresh, quality steaks from the area's premiere market, take in a movie at a beautifully restored art deco theater or simply enjoy great food and good company at a nearby historic steakhouse. Mapleton has many treasures to discover.

Sioux Falls is just minutes away! Here you'll find dining, art, live music, Broadway shows, breweries and craft cocktails, and dancing. Sioux Falls is no longer a secret – it's the real deal, and you can be there as quick as you want from your new home.

The region's newest
and most prestigious
neighborhood,
conveniently located
in the middle of
everything!



BUILDING DREAMS, DEVELOPING COMMUNITIES.

For over 50 years, Van Buskirk Companies has been providing the Sioux Falls region with quality, thoughtfully designed residential developments. Mapleton Highlands is a unique addition to our portfolio of neighborhoods such as Prairie Hills, Cherry Lake, Heather Ridge, Cinnamon Ridge, Surrey Hills, Copper Creek, and Willow Ridge to name a few.

VBCNeighborhoods.com

VanBuskirk
COMPANIES

MapletonHighlands.com

REAL ESTATE DEVELOPMENT | RESIDENTIAL & COMMERCIAL CONSTRUCTION | COMMERCIAL BROKERAGE | PROPERTY MANAGEMENT