



Yankton Thrive is pleased to announce the development of Garden Estates, a workforce housing neighborhood located in Yankton. Garden Estates will feature 89 owner-occupied lots for single-family and twin home development.

Project Overview

- **Development Name:** Garden Estates
- **Location:** 28 acres in Yankton, SD (see attached map)
- **Total Lots:** 89 lots for owner occupied single-family homes and twin homes
- **Lot Pricing:** \$36,500 to \$50,000 per lot
- **Homeowners Association (HOA):** Yes
 - **Annual Dues:** \$100 annually
- **Special Considerations:**
 - Some lots may have a high-water table.
 - Covenants are filed for the neighborhood.
 - Purchasers must have a certificate of occupancy from the City of Yankton within 24 months of the purchase.
 - Earnest money is expected.
 - The appraised value of the completed home shall not exceed the SDHDA's first time home buyers' limit.
 - The water service is through BY Water. Application will need to be made by the landowner for service.

We look forward to receiving your proposals and working together to develop Garden Estates into a thriving neighborhood. Thank you for your interest in this exciting project.

Contact Information:



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Garden Estates is a workforce housing project with Yankton Thrive as the developer. This project meets the Thrive mission of providing leadership in fostering efficient growth of the Yankton Area economy. Primary funding for this project is provided from the YES4 capital campaign.