

# FLATWATER

## CROSSING



### A UNIQUE, WALKABLE URBAN COMMUNITY

Flatwater Crossing is an exciting master-planned residential community strategically located along the Missouri River in South Sioux City, Nebraska. Designed as a walkable urban neighborhood, Flatwater Crossing offers residents a vibrant community intertwined with a network of trails, greenspaces, plazas, natural landscaping, wildlife, and breathtaking river views.

The development features a unique mix of apartments, townhomes, cottage homes, estate and riverfront estate homes, as well as a Village Center perfect for retail, restaurants, and office space. Flatwater Crossing's aim is to create a sense of community that attracts a variety of residents, from millennials, young professionals, and families, to empty nesters and retirees.

**Now is your chance to be part of the area's most exciting, vibrant and unique community, Flatwater Crossing.**

**For Lot Information:**

**Pat Wojcik 712-251-0983**

Licensed in IA, NE, and SD

[www.flatwatercrossing.com](http://www.flatwatercrossing.com)

*Developed by:*



# FLATWATER CROSSING

## PHASE ONE LOTS FOR SALE!



Developed by:



FlatwaterCrossing.com

### PHASE ONE LOTS FOR SALE

#### FRONT-LOADED

LOT TYPE.....AVERAGE DIMENSIONS..... PRICE RANGE

- Riverfront Estate Lots ....110'-186' x 166'-209'... \$75,000 - \$150,000  
(Back Onto Open Space)
- Townhouses

#### ALLEY-LOADED

LOT TYPE.....AVERAGE DIMENSIONS..... PRICE RANGE

- Estate Lots .....120'-196' x 93'-120' .... \$31,000 - \$60,000
- Cottage Homes .....50' x 110'..... \$24,000  
(Pocket Neighborhood)

#### COMMUNITY & COMMERCIAL

- Greenspaces
- Commercial

### For Lot Information:



**PAT WOJCIK**

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