Arcadia Trails Classic 50

124 Whistling Duck Drive
Balch Springs, TX 75181

MODELS

124 Whistling Duck Dr, Balch Springs, TX 75181
126 Whistling Duck Dr, Balch Springs, TX 75181

1,840 – 3,557	3 – 5	2 – 4.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

Discover the newest hub of vibrant living in Balch Springs, TX - Arcadia Trails!

Located in Balch Springs, TX, Arcadia Trails offers the perfect blend of convenience and community. Just 15 to 18 miles from exciting destinations like Downtown, Uptown, Oak Lawn, the Medical District, and the Galleria, you're always close to Dallas' hottest spots for dining, museums, live music, and sporting events.

Closer to home, you'll enjoy the community pool, neighborhood trails, and playground, while nearby parks in Mesquite and Balch Springs provide endless opportunities for outdoor fun. The convenient location, just north of I-20 and east of 635, ensures easy access to recreational and professional opportunities throughout the Dallas-Fort Worth Metroplex. Students will attend the highly acclaimed Mesquite ISD, making Arcadia Trails the ideal place for families to thrive.

It's not just a community - it's a lifestyle! Come and make Arcadia Trails your forever home.

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Community Amenities:

- Pool
- Pool House
- Playground

Local Area Amenities:

- Dallas Arboretum & Botanical Gardens
- Balch Springs Water Park
- Whatz-Up Park

Utilities:

- Electric: Reliant 866.222.7100
- Gas: Atmos Energy 972.485.6226
- Water: City of Balch Springs 972.286.4477
- Internet Providers:
  -Wi-Five 469.447.4076
  -AT&T 800.288.2020
  -Cito Fiber 469.889.0400
- Police Department: 972.557.6000
- Fire Department: 972.557.6040

HOA

$600/year
Vision Community Management
972-612-2303 ext 3241

Tax

Rate Per $100

2.42

Schools

District	Mesquite ISD
Elementary	Mackey Elementary School
Middle	Terry Middle School
High	Horn High School