BLOOMFIELD HOMES



COMMUNITY SALES MANAGER
John Gill
CELL: (682) 445-8530
SALES OFFICE: (682) 900-3668

Arcadia Trails Classic 50

No MUD! No PID!

1,840 – 3,557	3 – 6	2 – 4.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

MODELS

124 Whistling Duck Dr, Balch Springs, TX 75181 | **Cypress II**
126 Whistling Duck Dr, Balch Springs, TX 75181 | **Caraway**







Discover a 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.

EQUAL HOUSING OPPORTUNITY

Document generated Nov 21, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.

BLOOMFIELD HOMES



COMMUNITY SALES MANAGER
John Gill
CELL: (682) 445-8530
SALES OFFICE: (682) 900-3668

Arcadia Trails Classic 50

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: AT&T 800.288.2020

Police & Fire:

- Police Department: 972.557.6000
- Fire Department: 972.557.6040

HOA

$650/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

Driving Directions

From Dallas, take US 175 to I-20, exit 482 to Beltline Rd/Lasater. Turn Left on S. Beltline Rd. Turn Right on Mercury Rd. Turn Right on Primrose Court.

EQUAL HOUSING OPPORTUNITY

Document generated Nov 21, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.