



**1,840 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

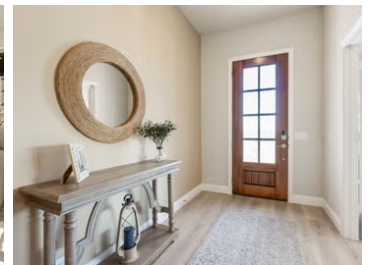
**2 – 3**  
CAR GARAGE

**MODELS**

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

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

# Arcadia Trails



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.





## Arcadia Trails

### 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
- Internet Providers: AT&T 800.288.2020
- Water: City of Balch Springs 972.286.4477

### Police & Fire:

- 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

<b>District</b>	Mesquite ISD
<b>Elementary</b>	Mackey Elementary School
<b>Middle</b>	Terry Middle School
<b>High</b>	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.

