



**CLOSEOUT**

# Heartland



Welcome to Heartland, voted Community of the Year by The Homebuilders Association of Greater Dallas!

Everything you need in one complete community package is located just 25 miles east of Downtown Dallas right off I-20. With 2,000 acres of pure magic, Heartland's master-planned community has dedicated 400 acres to parks, athletic fields, picnic areas, biking trails, and a 35-acre stocked lake with a pier, playgrounds, and a huge pool.

Experience the sought-after school district of Crandall ISD where your children can learn, play, and grow in a safe and caring community. With just a 25-minute journey from the city, Heartland is not about the trip - it's all about the DESTINATION.

Your new dream home in the Heartland Community awaits!





# Heartland

**Community Amenities:**

- Playground
- Park
- Community Center
- Club House
- Pool
- Trails
- Lake
- Basketball Court
- Soccer Field
- Baseball Field

**Local Area Amenities:**

- Parks and Recreation
- John Bunker Sands Wetland Center
- Cannon Creek Vineyard
- Triple N Ranch Winery

**Utilities:**

- Electric: Trinity Valley Electric Co-op 972.932.2214
- Gas: Atmos Energy 888.286.6700
- Water: Inframark 281.579.4500
- Internet Provider: AT&T 800.288.2020
- Trash & Recycling: Waste Connections 972.289.6714
- Police Department: 972.427.3767
- Sheriff's Department: 469.376.4500
- Fire Department: 972.427.3996

**HOA**

\$552/year  
CCMC  
(972) 564-1511

**Tax****Rate Per \$100**

2.83

**MUD**

Kaufman County Municipal Utility District - Contact community manager for more details.

**Schools**

<b>District</b>	Crandall ISD
<b>Elementary</b>	Opal Smith Elementary School
<b>Middle</b>	Crandall Middle School
<b>9th Grade Center</b>	Crandall ISD Freshman Center
<b>High</b>	Crandall High School

**Driving Directions**

Take I-20 East toward Shreveport for approximately 11 miles from I-635. Take exit 490 and follow signs for FM-741 and take right onto FM-741. Travel approximately 1 mile, turn right onto Hometown Blvd. Continue on Hometwon Blvd until Maize Ave. Turn left on Maize Ave, then left on Blazing Star Dr.

