



# Villages of Walnut Grove

**70' Homesites Available**

**2,250 – 4,238**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

**MODEL**

1205 Terrain Rd, Midlothian, TX 76065 | **Bellflower II**



Welcome to the Villages of Walnut Grove. A vibrant community immersed in the rural charm of Midlothian, just a mere 27 miles from the fast-paced city of Dallas. This community is convenient to all that Midlothian has to offer including nature trails, community parks, antique shops, and restaurants that are perfect for a night out downtown. Villages of Walnut Grove is a part of the sought-after Midlothian ISD, providing an excellent education for children of all ages. Enjoy the benefits of low taxes without MUD or PID costs.

Come be a part of this extraordinary community and experience the perfect blend of tranquility and convenience. Visit us today and find your dream home!



## Villages of Walnut Grove

### Community Amenities

- Trails

### Local Area Amenities

- Walnut Grove Trail
- Heritage Museum and Mine Park
- Parks and Recreation
- Cedar Hill State Park

### Utilities

- Electric: Hilco Electric Co-op 972.723.2900
- Water: City of Midlothian 972.775.7130
- Internet Provider: AT&T 800.288.2020

### Police & Fire:

- Police 972.775.3333
- Fire 972.775.7660

### HOA

\$600/year  
Goodwin & Company  
(214) 445-2742

### Tax

#### Rate Per \$100

2.00

### Schools

<b>District</b>	Midlothian ISD
<b>Elementary</b>	Baxter Elementary School
<b>Middle</b>	Walnut Grove Middle School
<b>High</b>	Midlothian Heritage High School

### Driving Directions

Located off S. Walnut Grove Rd just north of Hwy 287 and South of FM 1387. From 287, exit Walnut Grove and head north. The Villages of Walnut Grove will be on your left. Turn left onto Trinity Road and right onto Terrain Road. The model home is located at 1205 Terrain Road.

