

Sean Little
Real Estate Broker/Owner





***Ellis County and the Midlothian/Venus area boasts –
upscale housing, a top-notch school district, and an affluent, country-chic quality of life.***

- ✓ Dallas-Fort Worth's 25 fastest growing cities population estimates lists the rising suburban star Midlothian as No. 8 with an overall growth rate of 23.2 percent.
- ✓ Residents have quick access to all of the Metro Plex amenities and jobs.
- ✓ Children who live in this Venus subdivision will attend acclaimed Midlothian schools.
- ✓ Across from new \$600 Million **Google Data Center** & \$175 million **Methodist Medical Center**

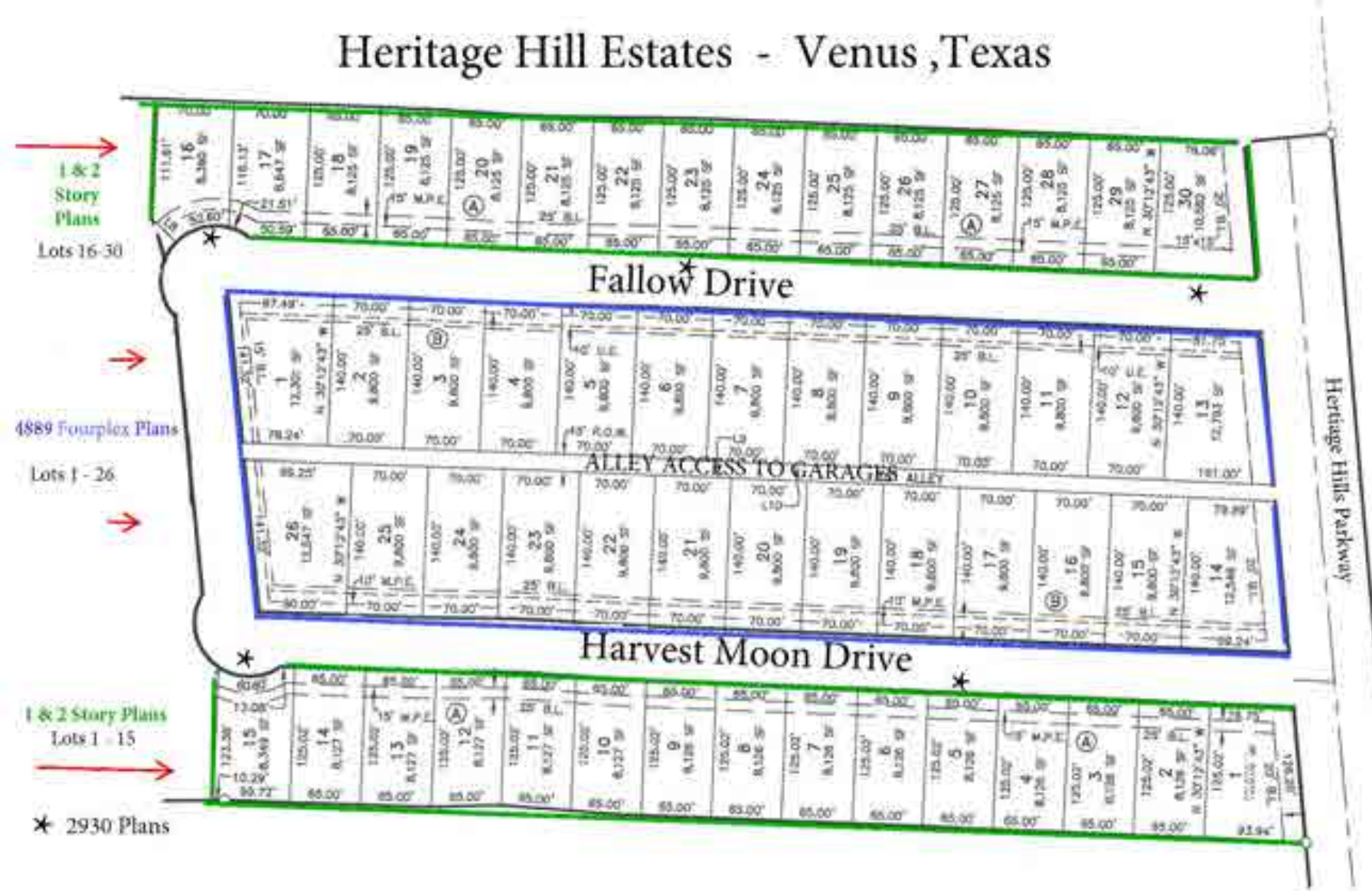


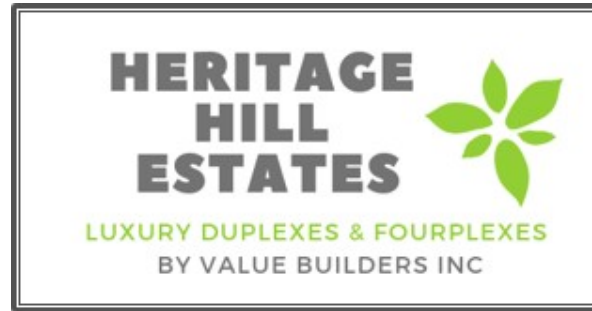
Heritage Hill Estates - Venus, Texas

56 Duplexes & Fourplexes
To Be Built in
Venus Texas in Phase I

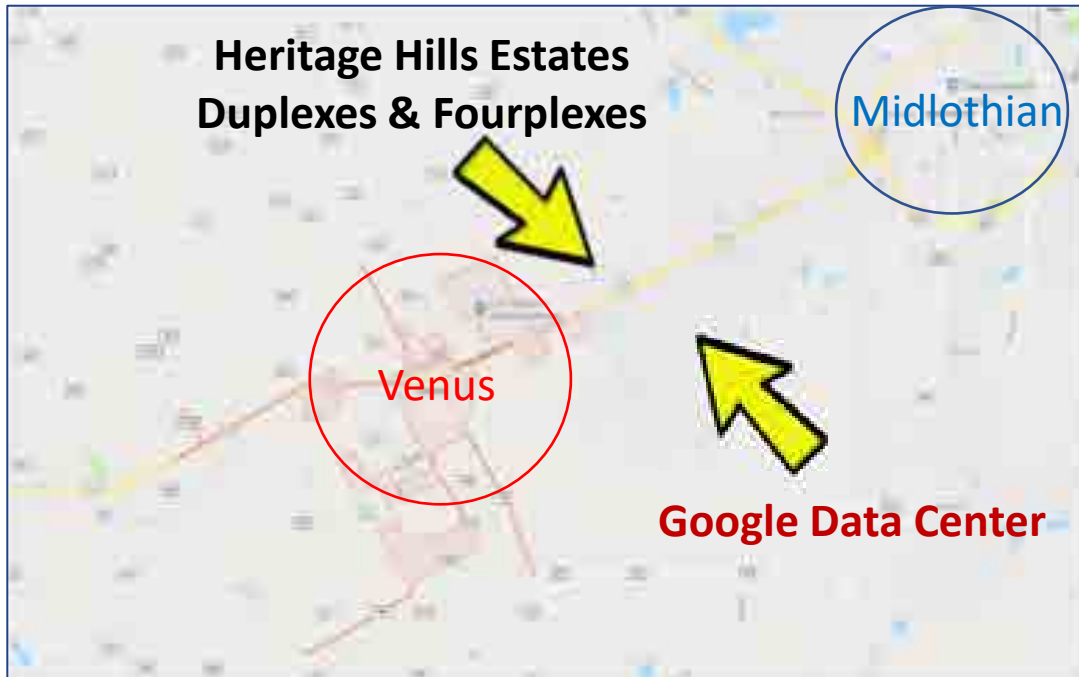
Located near large
single family home
community and
1.5 miles from New \$600 M
Google Data Center

Easy commute to the
Ft. Worth/Dallas
Metroplex
for work or play!





Heritage Hill Estates will be located across the road from a New \$600 Million [Google Data Center](#).



Value Builder's Exceptional Quality Construction

Features you won't find with any other Investment Property Builder in the State of Texas!

- Upscale Modern Design;
- Riverside Style Interior Doors;
- Granite Kitchen Countertops with Tile Backsplash;
- Under mount sinks with Pull out Kitchen Faucet;
- Upgraded Kitchen and Bath Cabinets;
- Stainless Steel Appliances;
- Pendant Lights in Kitchens;
- Brushed Nickel Lights & Plumbing Fixtures;
- Square Cultured Marble Vanity Sinks;
- Double Vanity Sinks in Masters;
- Walk-in Shower in Master Baths;
- Glass Shower Doors;
- Wood-look Luxury Vinyl Plankboard Floors;
- Upgraded Carpeting in Bedrooms;
- And More!



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Heritage Hill Estates Subdivision

Property Taxes: 2.90 % Tax Rate in Ellis County

HOA + Water: \$750 per duplex; \$850 per fourplex, annually

Fire Monitoring : \$962 per fourplex, annually

Utilities: All utilities paid by tenants

Management is available by Texas Property Management

Leasing Fee:

65% or 100% of first month's rent

65% if leased "in house" or 100% if the lease is represented by an outside agent.

Management Fee:

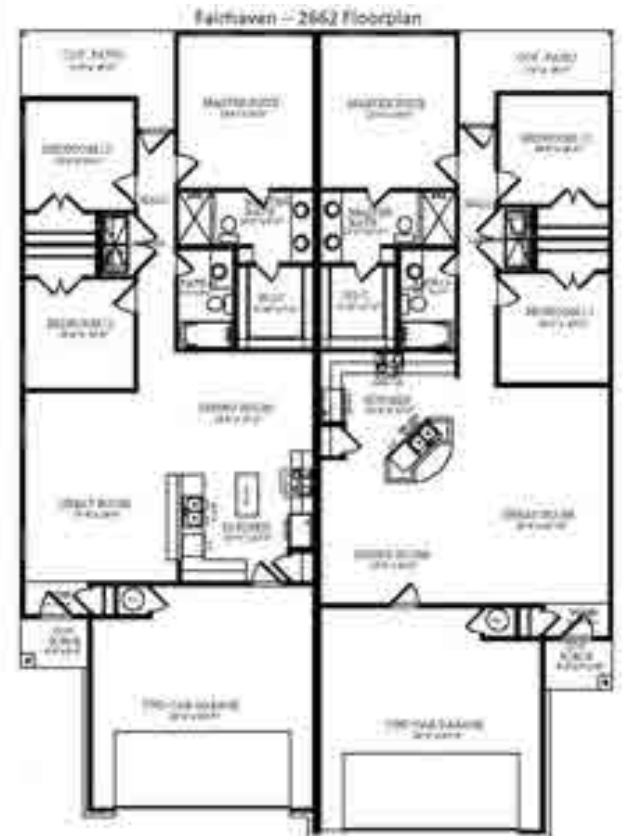
5% of gross rents collected.



1 Story
2662 Square Foot
Plan
3 Bedrooms,
2 Baths,
2 Car Garage



Fairhaven -- 2662 Elevation















2 Story
 2930 Square
 Foot Plan
 3 Bedrooms,
 2.5 Baths,
 2 Car Garage



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FRONT ELEVATION J/J



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Plan Number: 2930
 A/C Package: 2,930 S.F.
 Covered Porch/Patio: 182 S.F.
 Garage and Storage: 653 S.F.
 Total Under Foot: 3,965 S.F.
 Width/Depth: 51'-0" X 85'-0"

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Fourplex
4889 Sq Ft Plan
1-3 Bds, 2 Ba
2- 2 Bds, 1.5 Ba
1- 2 Bds, 2 Ba
1 Car Garages
**Now with Alley
Access to Garages**



4889 Square Foot Fourplex

- 1 unit: 3 Bedrooms & 2 Baths with 1 Car Garage**
- 1 unit: 2 Bedrooms 1.5 Baths with 1 Car Garage**
- 1 unit: 2 Bedrooms 1.5 Baths with 1 Car Garage**
- 1 unit: 2 Bedrooms & 2 Baths with 2 masters with 1 Car Garage**

Rents:

- \$1495 for 3 Bedroom 2 Bath 1 Car Garage Unit**
- \$1395 for 2 Bedroom 2 Bath with 2 masters 1 Car Garage Units**
- \$1295 for 2 Bedroom 1.5 Bath townhouse style unit**
- \$1295 for 2 Bedroom 1.5 Bath townhouse style unit**



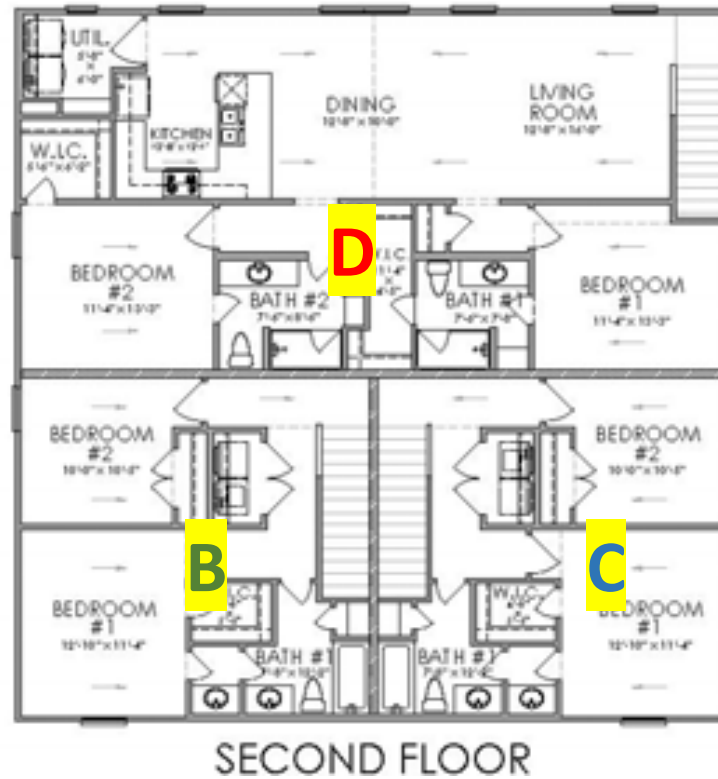
NOW BUILDING LUXURY FOURPLEXES!

A - 3 BR 2 B, 1 Car Garage 1347 sq. ft.
Downstairs – All on one level. Located at the front of the street for privacy.

B - 2 BR 1.5 B, 1 Car Garage 1134 sq. ft.
Townhouse style with 2 bedrooms up with full bath and separate vanity for second bedroom, powder room down

C - 2 BR 1.5 B, 1 Car Garage 1134 sq. ft.
townhouse style with 2 bedrooms up with full bath and separate vanity for second bedroom, powder room down

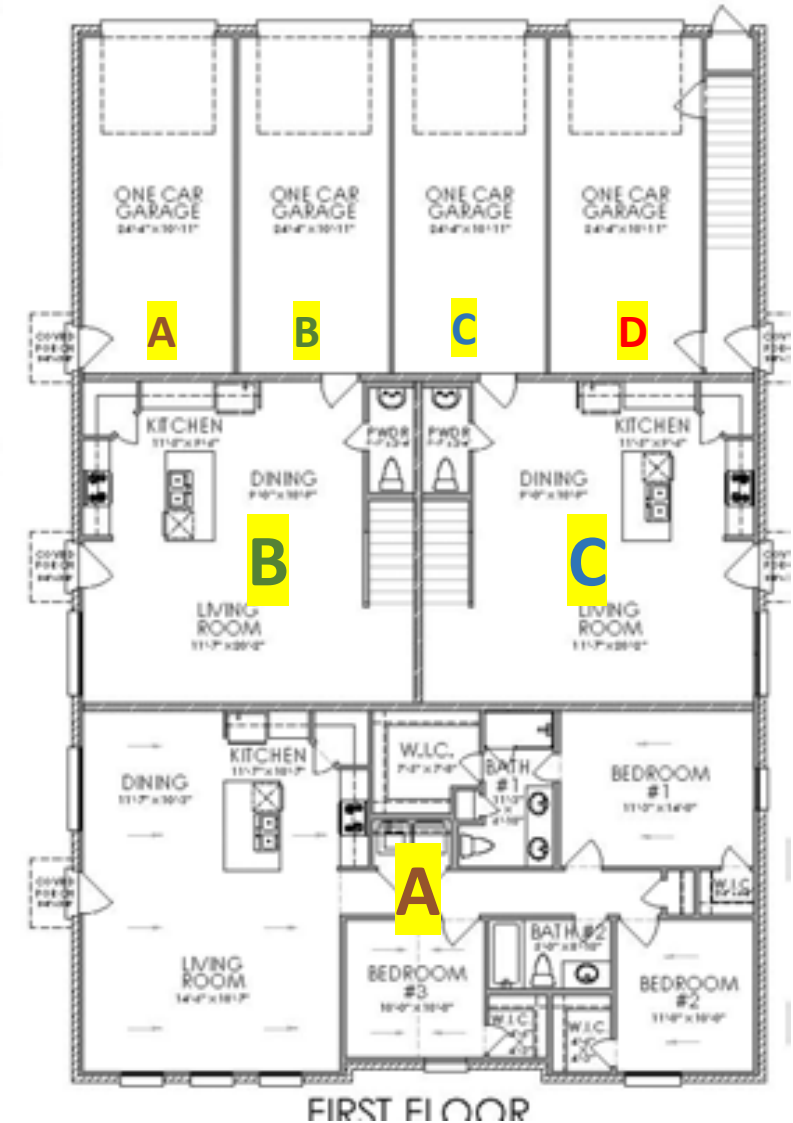
D - 2 BR 2 B, 1 Car Garage 1274 sq. ft. Upstairs
- All on one level with 2 Primary bedrooms with 2 full baths. Access from garage up the stairs to this unit



SECOND FLOOR

Features:
4889 Sq Ft of living space
Alley access to garages!
Garages with openers!
Each unit has a separate maintenance free courtyard!
Units B, C, D have access from garages into units!

Rear Alley Entry
Ground Level



FIRST FLOOR

Value Builder's Attention to Detail

Exterior Features include:

- Attractive stone & brick design;
- Hardie Board Siding;
- Covered front entries/porches & some covered patios;
- 3 Sides brick and/or stone exteriors;
- Duplexes have 2 car garages with 2 driveways parking spots per side;
- Fourplexes have 1 car garages with rear alley driveways
- Double paned windows;
- Fully sodded front and back yards
- Sprinkler systems front and back yards;
- Duplexes have Privacy fenced backyards with metal posts & Fourplexes have Private Courtyards;
- Pull down ladders into attic;
- Garage door openers;



Heritage Hill Estates in Venus, Texas



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