

HEARTLAND TOWN CENTER

FM 741 AND IH-20 | HEARTLAND, TX



BERKSHIRE ESTATES
109 OCCUPIED
270 HOMES PLANNED



TRAILWIND
450 HOMES

EASTLAND
513 OCCUPIED
1,1714 HOMES PLANNED

HEARTLAND
4,439 OCCUPIED
8,033 PLANNED

BARBARA WALKER ES
653 STUDENTS

**MULTI TENANT BUILDINGS
(A, B & C)**
UNDER CONSTRUCTION
DELIVERING OCT 2025

ANCHOR
70,356 SF

AVAILABLE
8,000 SF

PAD SITE
AVAILABLE
0.80 AC

PAD SITE
AVAILABLE
1.44 AC

PAD SITE
AVAILABLE
1.06 AC



PAD SITE
AVAILABLE
1.36 AC

PAD SITE
AVAILABLE
1.33 AC

FM 741 | 15,935 VPD

FUTURE
TRAFFIC LIGHT

PROPOSED



(OWNED LAND)

IH-20 | 68,070 VPD

20

20

weitzman®

HEARTLAND ONE OF THE FASTEST-GROWING COMMUNITIES IN THE EASTERN METROPLEX

Located in Kaufman County, one of the fastest-growing counties in the U.S., Heartland is a sought-after destination for families, businesses, and developers alike.

25

MILES

East of Downtown
Dallas

10

MINUTES

To Terrell, TX

45

MINUTES

To the DFW Airport

Heartland is part of the Crandall Independent School District (CISD), one of the fastest-growing school districts in the region. The area's population is projected to reach almost 200,000 people within 7 miles by 2030, as Heartland focuses on smart, high-quality development.

The community offers a wide range of housing options, master-planned amenities, and **hundreds of acres of land available for commercial, retail, and light industrial growth** — making it one of the few remaining areas in the Metroplex with room to expand. The immediate 1,600-acre Master Planned Heartland Community is just minutes away from entertainment districts and employment centers of the Dallas/Fort Worth Metroplex. As development momentum continues to push eastward, Heartland is perfectly positioned to benefit from the region's explosive growth.

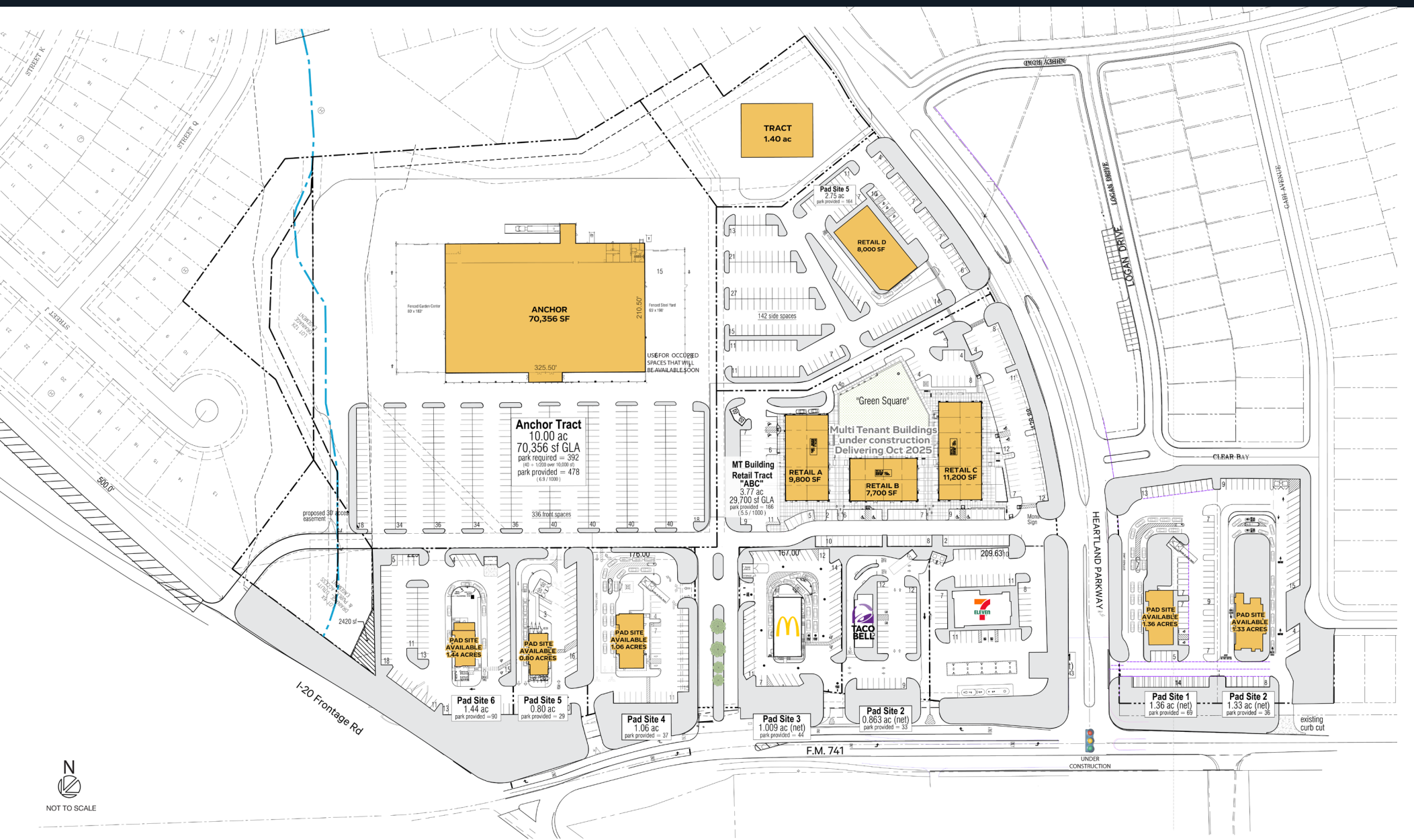


DEMOGRAPHICS

3 MILES	5 MILES	7 MILES
38,937 TOTAL POPULATION	88,151 TOTAL POPULATION	142,791 TOTAL POPULATION
44.63% 5 YEAR POPULATION GROWTH	36.39% 5 YEAR POPULATION GROWTH	27.74% 5 YEAR POPULATION GROWTH
27,723 DAYTIME POPULATION	68,753 DAYTIME POPULATION	105,145 DAYTIME POPULATION
\$139,007 AVERAGE HH INCOME	\$129,541 AVERAGE HH INCOME	\$121,688 AVERAGE HH INCOME
\$433,503 AVERAGE HOME VALUE	\$403,890 AVERAGE HOME VALUE	\$391,795 AVERAGE HOME VALUE

2025 (Source: ESRI)

SITE PLAN



N
NOT TO SCALE

MULTITENANT BUILDING | LEASING PLAN



RETAIL BUILDINGS DELIVERING MID-OCTOBER







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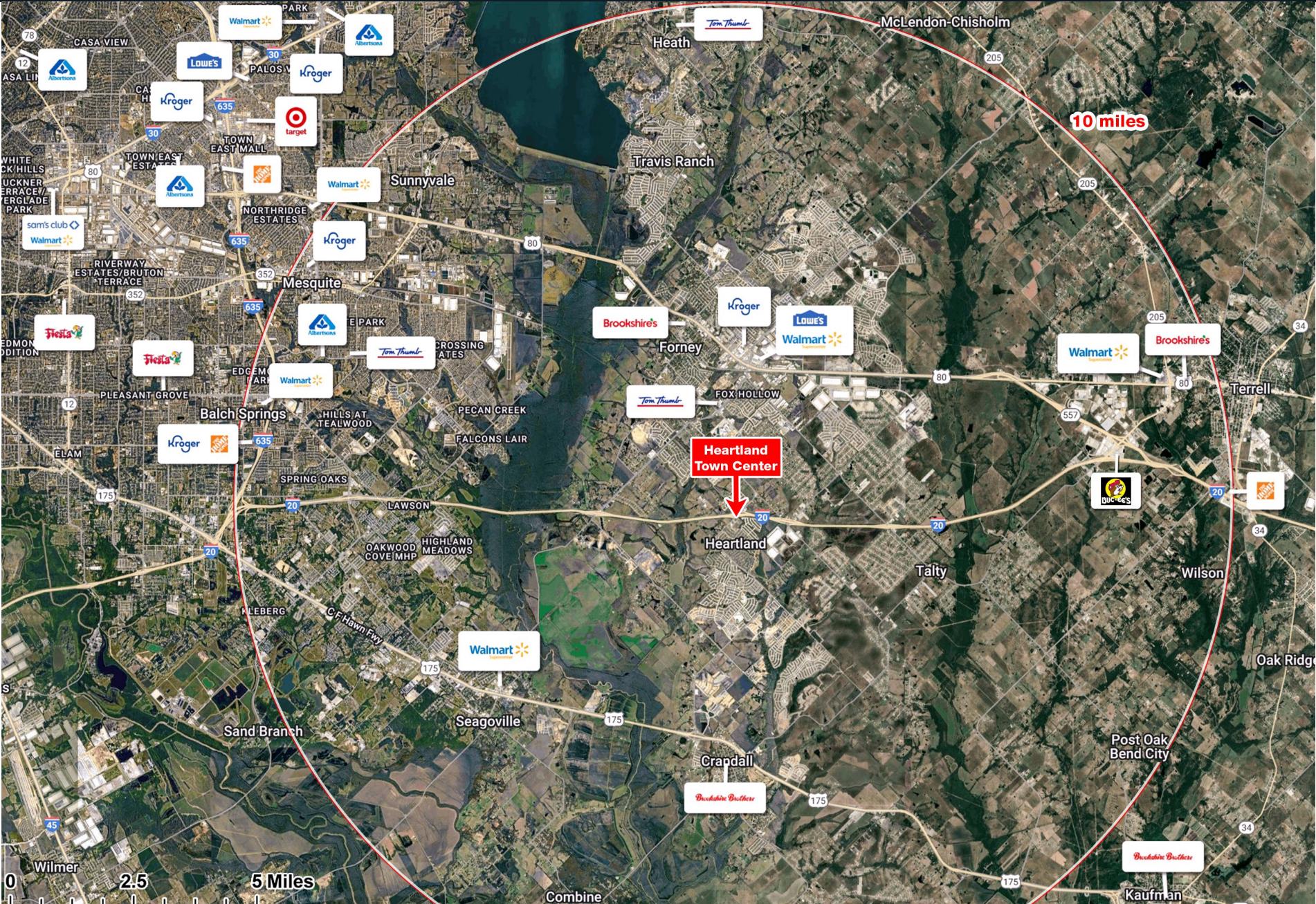
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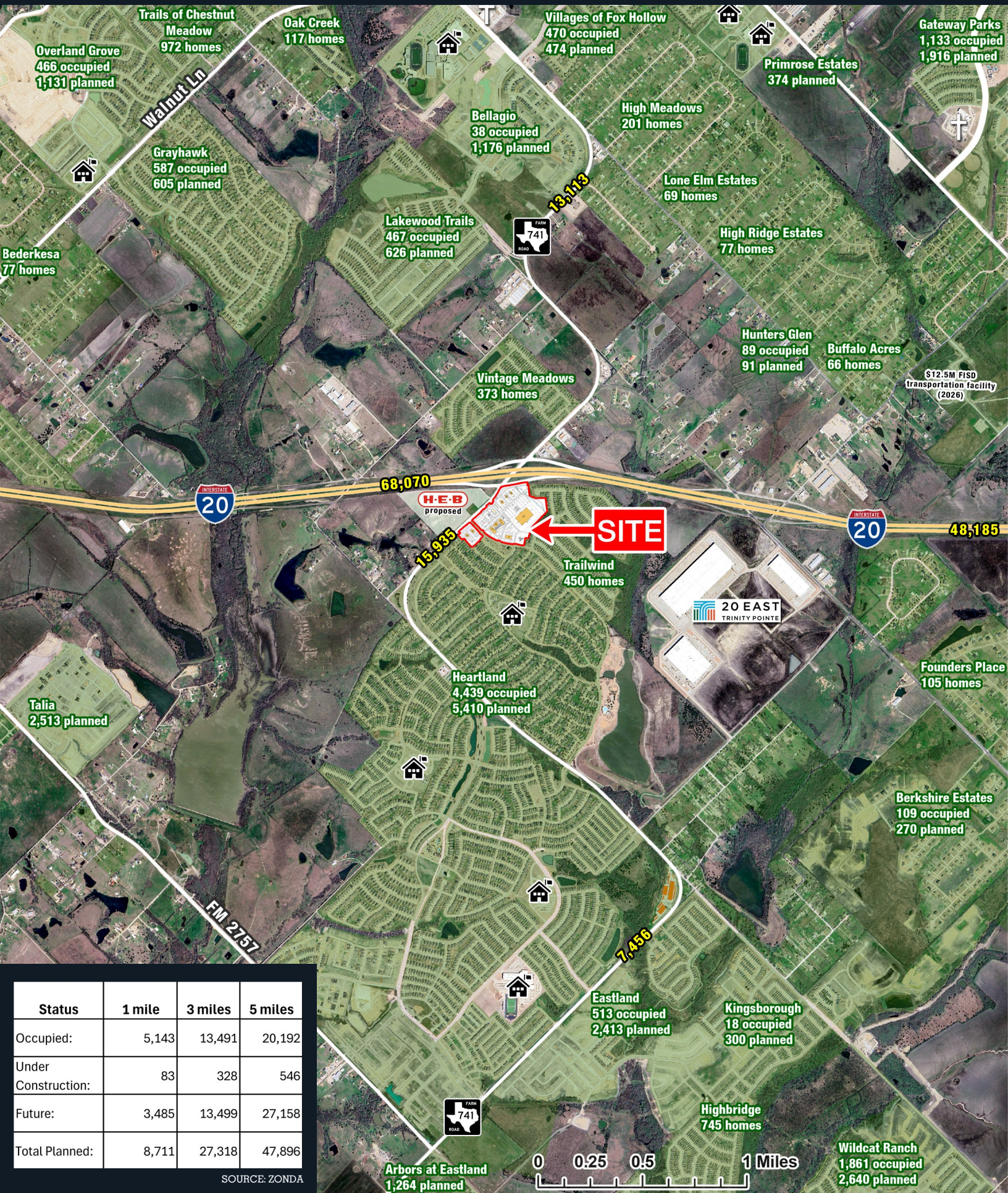
TRADE AREA: 10 MILES



TRADE AREA: 1.5 MILES



HOUSING AERIAL



Status	1 mile	3 miles	5 miles
Occupied:	5,143	13,491	20,192
Under Construction:	83	328	546
Future:	3,485	13,499	27,158
Total Planned:	8,711	27,318	47,896

SOURCE: ZONDA



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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