

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

BARBARA WALKER ES
653 STUDENTS

HEARTLAND
4,439 OCCUPIED
8,033 PLANNED

MULTI TENANT BUILDINGS (A, B & C)
DELIVERED

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



VIEW TRAFFIC

PROPOSED



IH-20 | 68,070 VPD



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.

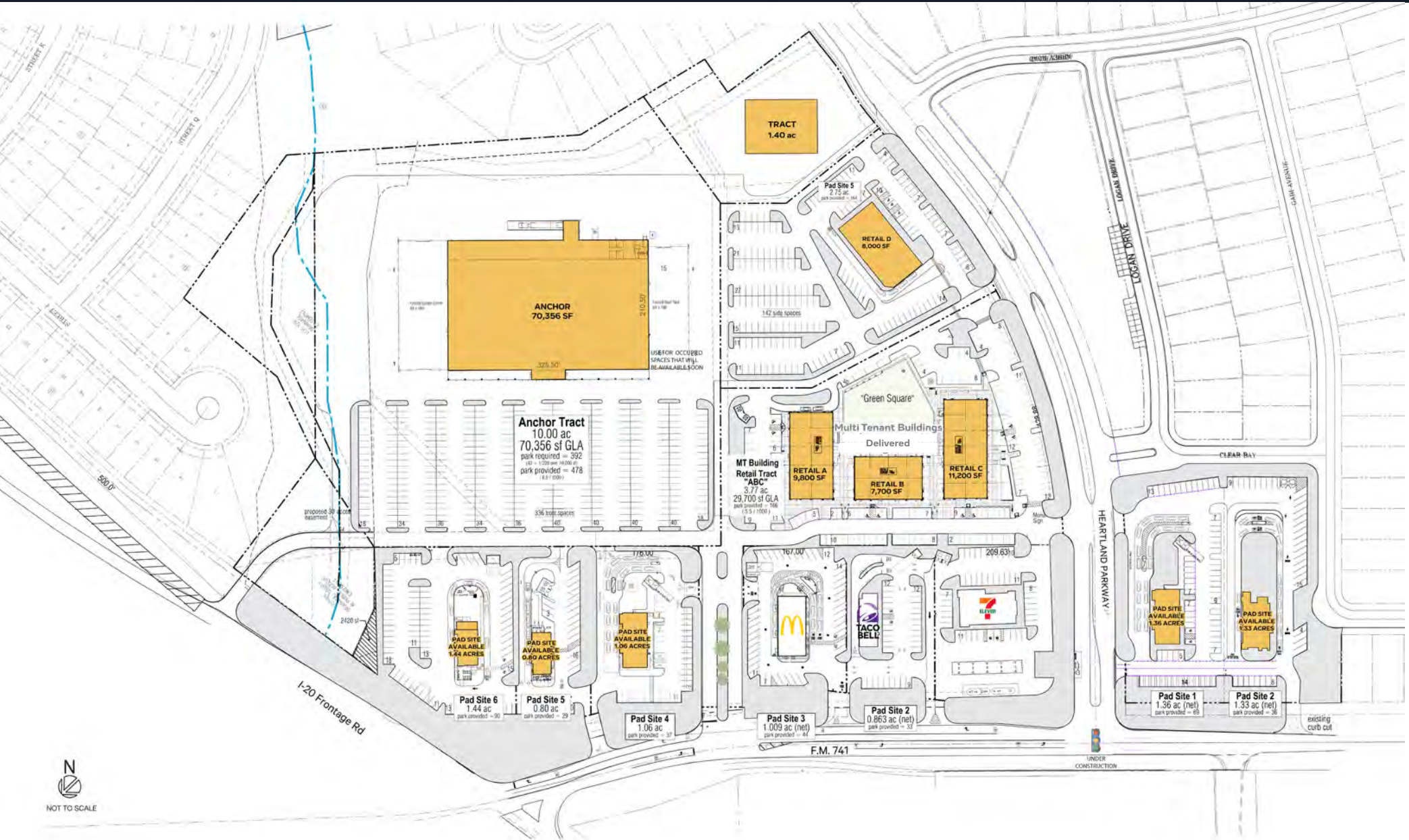


DEMOGRAPHICS

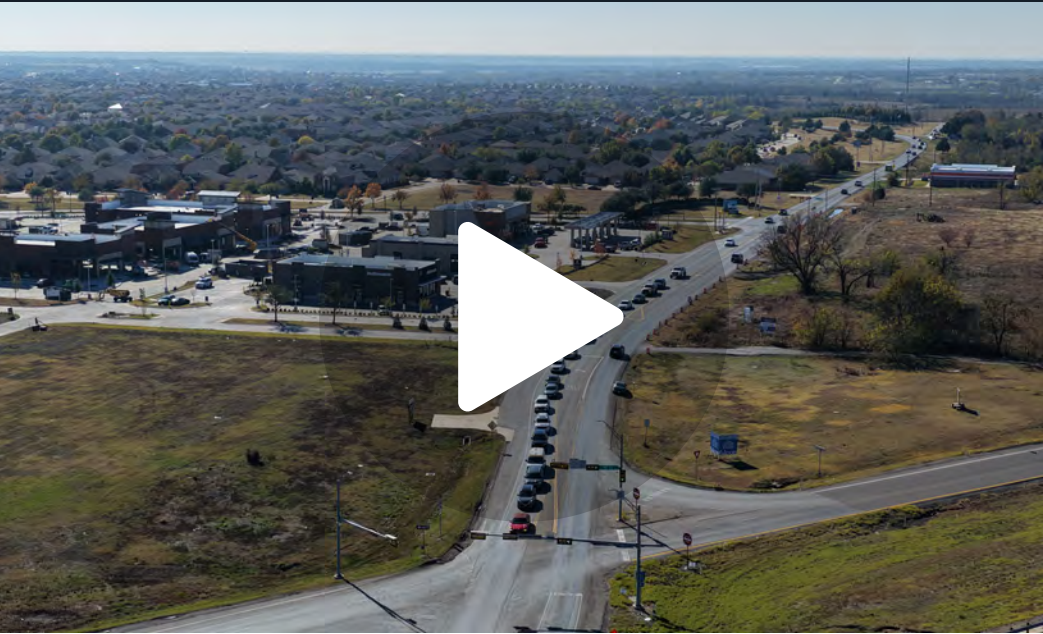
3 MILES	5 MILES	7 MILES
38,937 TOTAL POPULATION	88,151 TOTAL POPULATION	142,791 TOTAL POPULATION
44.63% 5 YEAR POPULATION GROWTH	36.39% 5 YEAR POPULATION GROWTH	27.74% 5 YEAR POPULATION GROWTH
27,723 DAYTIME POPULATION	68,753 DAYTIME POPULATION	105,145 DAYTIME POPULATION
\$139,007 AVERAGE HH INCOME	\$129,541 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



RETAIL BUILDINGS DELIVERED



PHOTOS CAPTURED DECEMBER 2025

weitzman[®]



FORNEY HS
2,272 STUDENTS

HENDERSON ES
347 STUDENTS

VILLAGES OF FOX HOLLOW
470 OCCUPIED
474 HOMES PLANNED

HIGH MEADOWS
201 HOMES

BELLAGIO
38 OCCUPIED
1,176 HOMES PLANNED

LAKEWOOD TRAILS
476 OCCUPIED
626 HOMES PLANNED

VINTAGE MEADOWS
373 HOMES

20

IH-20 | 68,070 VPD

20

PROPOSED
H-E-B
(OWNED LAND)

FUTURE TRAFFIC LIGHT

FM 741 | 15,935 VPD

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DELIVERED

HEARTLAND PKWY

PAD SITE AVAILABLE
1.06 AC

PAD SITE AVAILABLE
1.44 AC

PAD SITE AVAILABLE
0.80 AC

ANCHOR
70,356 SF

AVAILABLE
8,000 SF



BERKSHIRE ESTATES
109 OCCUPIED
270 HOMES PLANNED

20 EAST
TRINITY POINTE

EASTLAND
513 OCCUPIED
1,1714 HOMES PLANNED

HEARTLAND
4,439 OCCUPIED
8,033 PLANNED

TRAILWIND
450 HOMES

BARBARA WALKER ES
653 STUDENTS

MULTI TENANT BUILDINGS (A, B & C)
DELIVERED

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

A B C

McDonald's

TACO BELL

7 ELEVEN

HEARTLAND HWY

PAD SITE AVAILABLE
1.36 AC

PAD SITE AVAILABLE
1.33 AC

FM 741 | 15,935 VPD

FUTURE TRAFFIC LIGHT

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(OWNED LAND)

IH-20 | 68,070 VPD

20

20



TRAILWIND
450 HOMES

BARBARA WALKER ES
653 STUDENTS

HEARTLAND
4,439 OCCUPIED
8,033 PLANNED

HOLLIS T. DIETZ ES
563 STUDENTS

**MULTI TENANT BUILDINGS
(A, B & C)**
DELIVERED

HEARTLAND PKWY

AVAILABLE
8,000 SF

ANCHOR
70,356 SF

PAD SITE
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1.06 AC

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FM 741 | 15,935 VPD

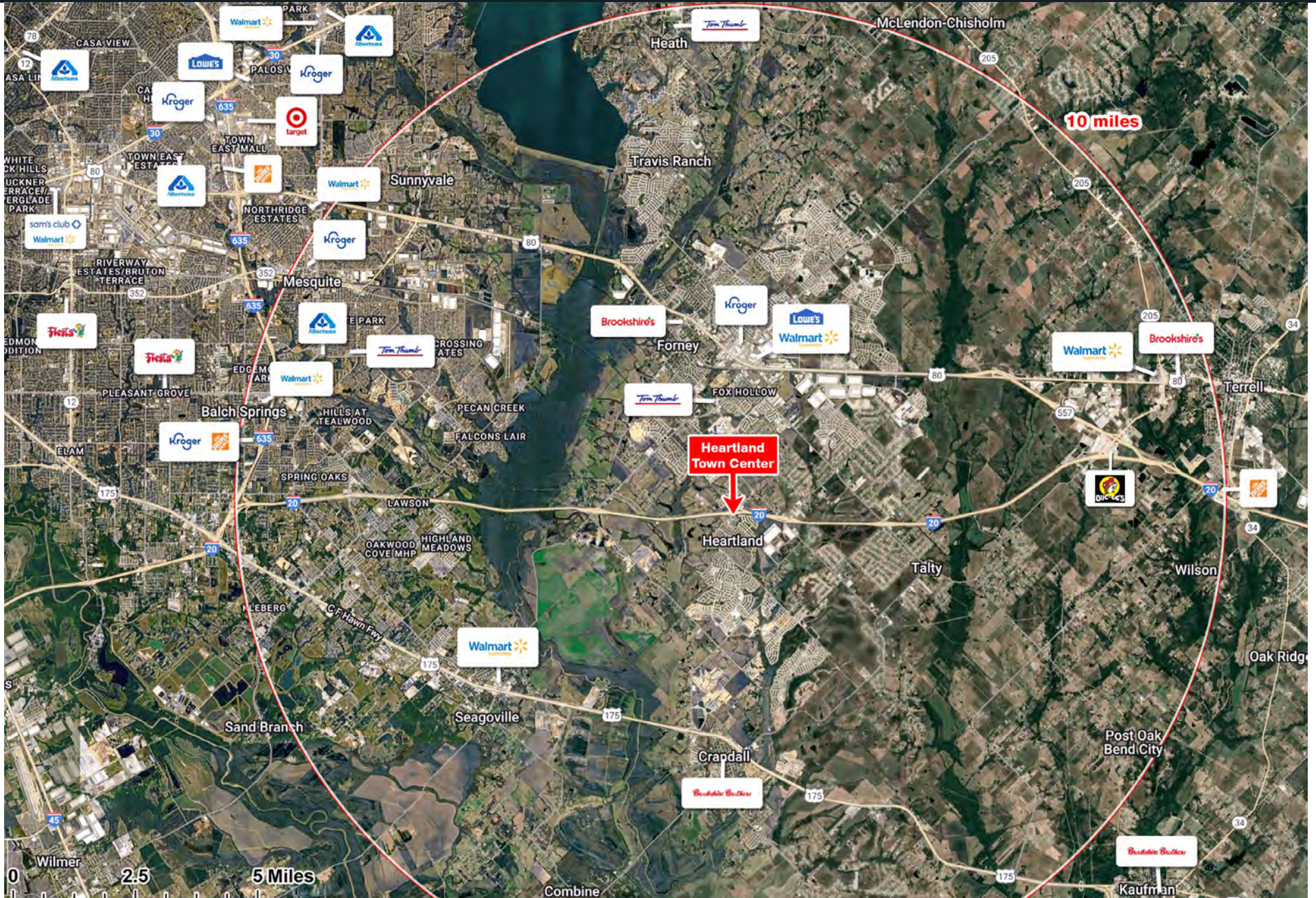
PROPOSED
H-E-B
(OWNED LAND)

IH-20 | 68,070 VPD

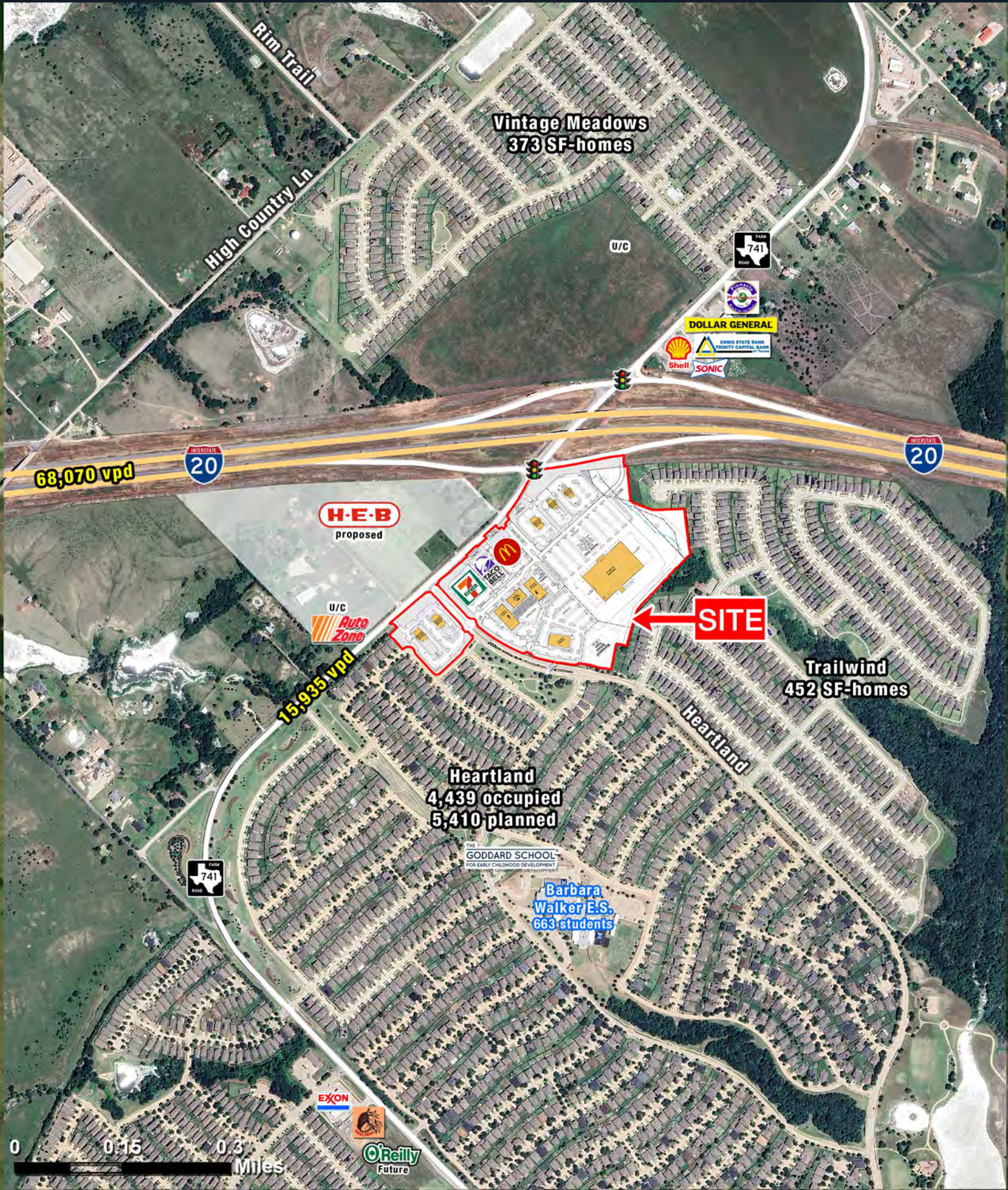
20

20

TRADE AREA: 10 MILES



TRADE AREA: 1.5 MILES



Rim Trail

High Country Ln

Vintage Meadows
373 SF-homes

U/C



DOLLAR GENERAL



68,070 vpd



H-E-B
proposed



15,935 vpd

SITE

Trailwind
452 SF-homes

Heartland
4,439 occupied
5,410 planned

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Barbara
Walker E.S.
663 students



O'Reilly
Future

0 0.15 0.3 Miles

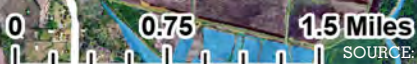
HOUSING AERIAL



Status	1 mile	3 miles	5 miles
Occupied:	5,257	13,989	21,095
Under Construction:	47	239	434
Future:	3,174	13,069	26,474
Total Planned:	8,478	27,297	48,003

source: Zonda

SOURCE: ZONDA





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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Emilie Gioia Paulson

Sales Agent/Associate's Name

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License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Bryn Carden

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Michelle Weitzman Caplan

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