



RESIDENTIAL LOTS FOR SALE

PRESENTED BY ASHTON GUSTAFSON & ASSOCIATES REAL ESTATE



DISCOVER THE SERENITY OF DEER VALLEY ESTATES!

Situated along the scenic Bosque River, this premier housing development in Central Texas is the perfect location for your next new home! With many spacious lots in a picturesque setting, residents can savor the seclusion of large, tree-lined properties perfect for designing bespoke homes that merge contemporary living with the allure of a Texas Hill Country feel.


With direct access to the river through land reserved by the HOA, residents can indulge in activities like hiking trails and picnics by the river, all within their community. The Homeowners Association (HOA) is set to introduce amenities such as pickleball courts, a basketball court, and a communal pavilion soon.

Additionally, Deer Valley boasts a prime location near Midway ISD schools and various retail establishments. It is also just a short drive from the junction of Speegleville Road and Hwy 84, ensuring easy access throughout the Greater Waco area!

AVAILABLE NOW!

Lots Starting at \$200,000

Deer Valley Estates
Address with
Lot & Block



0 50 100 200 300
Feet



A HAVEN OF SERENITY AND SPACE

Deer Valley Estates is more than just a place to live; it's a lifestyle. With spacious lots set in a picturesque landscape, residents have the unique opportunity to design their dream homes amidst the natural allure of Texas Hill Country. The estate's tree-lined properties not only offer privacy but also create a sense of seclusion and harmony with nature.

LIVING AREA MINIMUMS

- 3,000 sq. ft. on Lots up to .60 acres
 - 3,500 sq. ft. on Lots from .60 to .99 acres
 - 4,500 sq. ft. on Lots larger than 1 acre
-





NATURE'S PLAYGROUND

Imagine stepping out of your home into a world where nature is an extension of your living space. Deer Valley Estates provides residents with direct access to the Bosque River, thanks to land preserved by the Homeowners Association (HOA). This access opens up a realm of activities, from tranquil hiking trails to delightful picnics by the river, all within the bounds of the community.



MIDWAY INDEPENDENT SCHOOL DISTRICT

Residents of Deer Valley Estates will be located in Midway ISD, a sought-after district in the Central Texas area with nationally recognized teachers, custom curricula and supportive community involvement.



COMMUNITY AND AMENITIES

The spirit of community thrives in Deer Valley Estates. The HOA is set to enhance this spirit with the introduction of exclusive amenities, including pickleball courts, a basketball court, and a communal pavilion. These facilities are designed to foster interactions among residents, creating a vibrant and cohesive community.



**SOUTH BOSQUE
ELEMENTARY**

4.8 Miles
9 Minute Drive



**RIVER VALLEY
MIDDLE SCHOOL**

0.1 Mile
Walking Distance



**MIDWAY
HIGH SCHOOL**

7.2 Miles
14 Minute Drive



**BAYLOR
UNIVERSITY**

14.1 Miles
18 Minute Drive



H.E.B.

5.2 Miles
8 Minute Drive



WALMART

5.8 Miles
10 Minute Drive



RICHLAND MALL

7.7 Miles
11 Minute Drive



**BAYLOR, SCOTT,
& WHITE HOSPITAL**

10.3 Miles
15 Minute Drive

PRIME LOCATION WITH URBAN PROXIMITY

While Deer Valley offers a retreat from the hustle and bustle, it does not compromise on convenience. Located near Midway ISD schools and various retail establishments, the development ensures that residents have easy access to essential services and amenities.

Moreover, its proximity to the junction of Speegleville Road and Hwy 84 makes travel to and from the Greater Waco area a breeze.



| BLOCK | LOT | ACRE | ADDRESS | PRICE |
|-------|-----|------|-----------------------|-------------|
| 1 | 1 | 0.12 | 4603 Speegleville Rd. | HOA |
| 1 | 2 | 0.59 | 101 Canyon View Trail | \$210K |
| 1 | 3 | 0.48 | 107 Canyon View Trail | \$210K |
| 1 | 4 | 0.43 | 113 Canyon View Trail | \$210K |
| 1 | 5 | 0.43 | 201 Canyon View Trail | \$210K |
| 1 | 6 | 0.57 | 948 Fawn Dr. | \$325K |
| 1 | 7 | 0.62 | 942 Fawn Dr. | \$325K |
| 1 | 8 | 0.43 | 936 Fawn Dr. | \$240K |
| 1 | 9 | 0.43 | 930 Fawn Dr. | \$240K |
| 1 | 10 | 0.43 | 924 Fawn Dr. | SOLD |
| 1 | 11 | 0.43 | 918 Fawn Dr. | \$250K |
| 1 | 12 | 0.62 | 912 Fawn Dr. | \$305K |
| 1 | 13 | 0.73 | 906 Fawn Dr. | \$375K |
| 1 | 14 | 0.60 | 900 Fawn Dr. | \$350K |
| 2 | 1 | - | 100 Canyon View Trail | HOA |
| 2 | 2 | 0.55 | 200 White Tail Dr. | \$295K |
| 2 | 3 | 0.41 | 206 White Tail Dr. | \$255K |
| 2 | 4 | 0.41 | 212 White Tail Dr. | \$265K |
| 2 | 5 | 0.42 | 218 White Tail Dr. | \$275K |
| 2 | 6 | 0.45 | 224 White Tail Dr. | \$315K |
| 2 | 7 | 0.46 | 230 White Tail Dr. | \$350K |
| 2 | 8 | 0.43 | 300 White Tail Dr. | \$350K |
| 2 | 9 | 0.41 | 306 White Tail Dr. | \$375K |
| 2 | 10 | 0.40 | 312 White Tail Dr. | \$375K |
| 2 | 11 | 1.00 | 318 White Tail Dr. | SOLD |
| 2 | 12 | 1.14 | 313 White Tail Dr. | \$495K |
| 2 | 13 | 0.59 | 307 White Tail Dr. | \$415K |
| 2 | 14 | 0.48 | 301 White Tail Dr. | \$375K |
| 2 | 15 | 0.46 | 412 Canyon View Trail | \$375K |
| 2 | 16 | 0.55 | 418 Canyon View Trail | \$365K |
| 2 | 17 | 0.60 | 500 Canyon View Trail | \$375K |
| 2 | 18 | 0.62 | 506 Canyon View Trail | \$350K |

| BLOCK | LOT | ACRE | ADDRESS | PRICE |
|-------|-----|------|------------------------|-------------|
| 2 | 19 | 1.99 | 931 Buckhorn Trail | \$595K |
| 2 | 20 | 1.27 | 925 Buckhorn Trail | \$795K |
| 2 | 21 | 1.33 | 919 Buckhorn Trail | \$795K |
| 2 | 22 | 1.22 | 913 Buckhorn Trail | \$795K |
| 2 | 23 | - | 909 Buckhorn Trail | HOA |
| 2 | 24 | 1.3 | 907 Buckhorn Trail | \$895K |
| 2 | 25 | 1.76 | 901 Buckhorn Trail | SOLD |
| 2 | 26 | 0.86 | 513 Buckhorn Trail | SOLD |
| 2 | 27 | 0.62 | 507 Buckhorn Trail | \$365K |
| 2 | 28 | 0.62 | 501 Buckhorn Trail | \$365K |
| 2 | 29 | 0.62 | 407 Buckhorn Trail | \$365K |
| 2 | 30 | 0.61 | 401 Buckhorn Trail | \$365K |
| 2 | 31 | 0.61 | 307 Buckhorn Trail | \$365K |
| 2 | 32 | 0.23 | 305 Buckhorn Trail | SOLD |
| 2 | 33 | 0.62 | 207 Buckhorn Trail | \$275K |
| 2 | 34 | 0.62 | 201 Buckhorn Trail | \$275K |
| 3 | 1 | 0.45 | 201 White Tail Dr. | \$275K |
| 3 | 2 | 0.46 | 207 White Tail Dr. | \$285K |
| 3 | 3 | 0.45 | 213 White Tail Dr. | \$295K |
| 3 | 4 | 0.46 | 219 White Tail Dr. | \$295K |
| 3 | 5 | 0.46 | 225 White Tail Dr. | \$310K |
| 3 | 6 | 0.46 | 1000 Canyon View Trail | \$335K |
| 3 | 7 | 0.43 | 312 Canyon View Trail | \$275K |
| 3 | 8 | 0.40 | 306 Canyon View Trail | \$275K |
| 3 | 9 | 0.42 | 300 Canyon View Trail | \$275K |
| 3 | 10 | 0.42 | 206 Canyon View Trail | \$275K |
| 4 | 1 | 0.50 | 901 Fawn Dr. | \$245K |
| 4 | 2 | 0.44 | 907 Fawn Dr. | \$230K |
| 4 | 3 | 0.44 | 913 Fawn Dr. | \$230K |
| 4 | 4 | 0.42 | 919 Fawn Dr. | \$230K |
| 4 | 5 | 0.40 | 925 Fawn Dr. | \$230K |
| 4 | 6 | 0.49 | 931 Fawn Dr. | \$240K |

| BLOCK | LOT | ACRE | ADDRESS | PRICE |
|-------|-----|------|---------------------|-------------|
| 4 | 7 | 0.51 | 937 Fawn Dr. | \$245K |
| 4 | 8 | 0.53 | 930 Wildridge Dr. | \$245K |
| 4 | 9 | 0.41 | 924 Wildridge Dr. | \$240K |
| 4 | 10 | 0.42 | 918 Wildridge Dr. | \$230K |
| 4 | 11 | 0.45 | 912 Wildridge Dr. | \$235K |
| 4 | 12 | 0.44 | 906 Wildridge Dr. | \$240K |
| 4 | 13 | 0.48 | 900 Wildridge Dr. | \$245K |
| 5 | 1 | 0.48 | 901 Wildridge Dr. | \$295K |
| 5 | 2 | 0.46 | 907 Wildridge Dr. | \$240K |
| 5 | 3 | 0.47 | 913 Wildridge Dr. | \$240K |
| 5 | 4 | 0.47 | 919 Wildridge Dr. | \$240K |
| 5 | 5 | 0.47 | 925 Wildridge Dr. | \$240K |
| 5 | 6 | 0.59 | 931 Wildridge Dr. | \$295K |
| 5 | 7 | 0.50 | 930 Hawks Point Dr. | SOLD |
| 5 | 8 | 0.46 | 924 Hawks Point Dr. | \$245K |
| 5 | 9 | 0.47 | 918 Hawks Point Dr. | \$230K |
| 5 | 10 | 0.46 | 912 Hawks Point Dr. | \$240K |
| 5 | 11 | 0.47 | 906 Hawks Point Dr. | \$240K |
| 5 | 12 | 0.48 | 900 Hawks Point Dr. | \$275K |
| 6 | 1 | 0.45 | 901 Hawks Point | \$255K |
| 6 | 2 | 0.40 | 907 Hawks Point | \$245K |
| 6 | 3 | 0.44 | 913 Hawks Point | \$245K |
| 6 | 4 | 0.44 | 919 Hawks Point | \$245K |
| 6 | 5 | 0.44 | 925 Hawks Point | \$245K |
| 6 | 6 | 0.47 | 931 Hawks Point | \$295K |
| 6 | 7 | 0.67 | 924 Rimrock Trail | \$375K |
| 6 | 8 | 0.55 | 918 Rimrock Trail | \$365K |
| 6 | 9 | 0.55 | 912 Rimrock Trail | \$355K |
| 6 | 10 | 0.56 | 906 Rimrock Trail | \$355K |
| 6 | 11 | 0.67 | 900 Rimrock Trail | \$375K |



ASHTON GUSTAFSON
OWNER / BROKER
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Ashton Gustafson, listing broker, believes that Deer Valley Estates represents the pinnacle of what a modern community should be.

“Deer Valley is not just about exquisite homes; it’s about creating a lifestyle that embodies the tranquility of nature while providing the comforts and conveniences of modern living. We are excited to welcome you to this extraordinary place that you can call home.”



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& ASSOCIATES REAL ESTATE

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