



# 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**



## 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.

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## 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

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## **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.	<b>HOA</b>
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.	<b>SOLD</b>
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	<b>HOA</b>
2	2	0.55	200 Whitetail Dr.	\$295K
2	3	0.41	206 Whitetail Dr.	\$255K
2	4	0.41	212 Whitetail Dr.	\$265K
2	5	0.42	218 Whitetail Dr.	\$275K
2	6	0.45	224 Whitetail Dr.	\$315K
2	7	0.46	230 Whitetail Dr.	\$350K
2	8	0.43	300 Whitetail Dr.	\$350K
2	9	0.41	306 Whitetail Dr.	\$375K
2	10	0.40	312 Whitetail Dr.	\$375K
2	11	1.00	318 Whitetail Dr.	<b>SOLD</b>
2	12	1.14	313 Whitetail Dr.	\$495K
2	13	0.59	307 Whitetail Dr.	\$415K
2	14	0.48	301 Whitetail 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 Rimrock Trail	\$595K
2	20	1.27	925 Rimrock Trail	\$795K
2	21	1.33	919 Rimrock Trail	\$795K
2	22	1.22	913 Rimrock Trail	\$795K
2	23	-	909 Rimrock Trail	<b>HOA</b>
2	24	1.3	907 Rimrock Trail	\$895K
2	25	1.76	901 Rimrock Trail	<b>SOLD</b>
2	26	0.86	513 Buckhorn Trail	<b>SOLD</b>
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	<b>SOLD</b>
2	33	0.62	207 Buckhorn Trail	\$275K
2	34	0.62	201 Buckhorn Trail	\$275K
3	1	0.45	201 Whitetail Dr.	\$275K
3	2	0.46	207 Whitetail Dr.	\$285K
3	3	0.45	213 Whitetail Dr.	\$295K
3	4	0.46	219 Whitetail Dr.	\$295K
3	5	0.46	225 Whitetail Dr.	\$310K
3	6	0.46	1000 Fallow Deer 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.	<b>SOLD</b>
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 Dr.	\$255K
6	2	0.40	907 Hawks Point Dr.	\$245K
6	3	0.44	913 Hawks Point Dr.	\$245K
6	4	0.44	919 Hawks Point Dr.	\$245K
6	5	0.44	925 Hawks Point Dr.	\$245K
6	6	0.47	931 Hawks Point Dr.	\$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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**ASHTON GUSTAFSON**  
**& ASSOCIATES REAL ESTATE**

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