

**Sean Little**  
**Real Estate Broker/Owner**

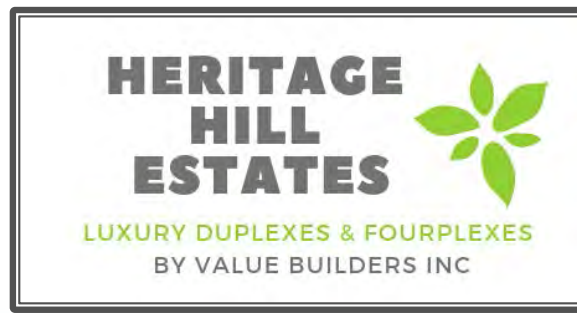


**HERITAGE  
HILL  
ESTATES**



LUXURY DUPLEXES & FOURPLEXES





***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**

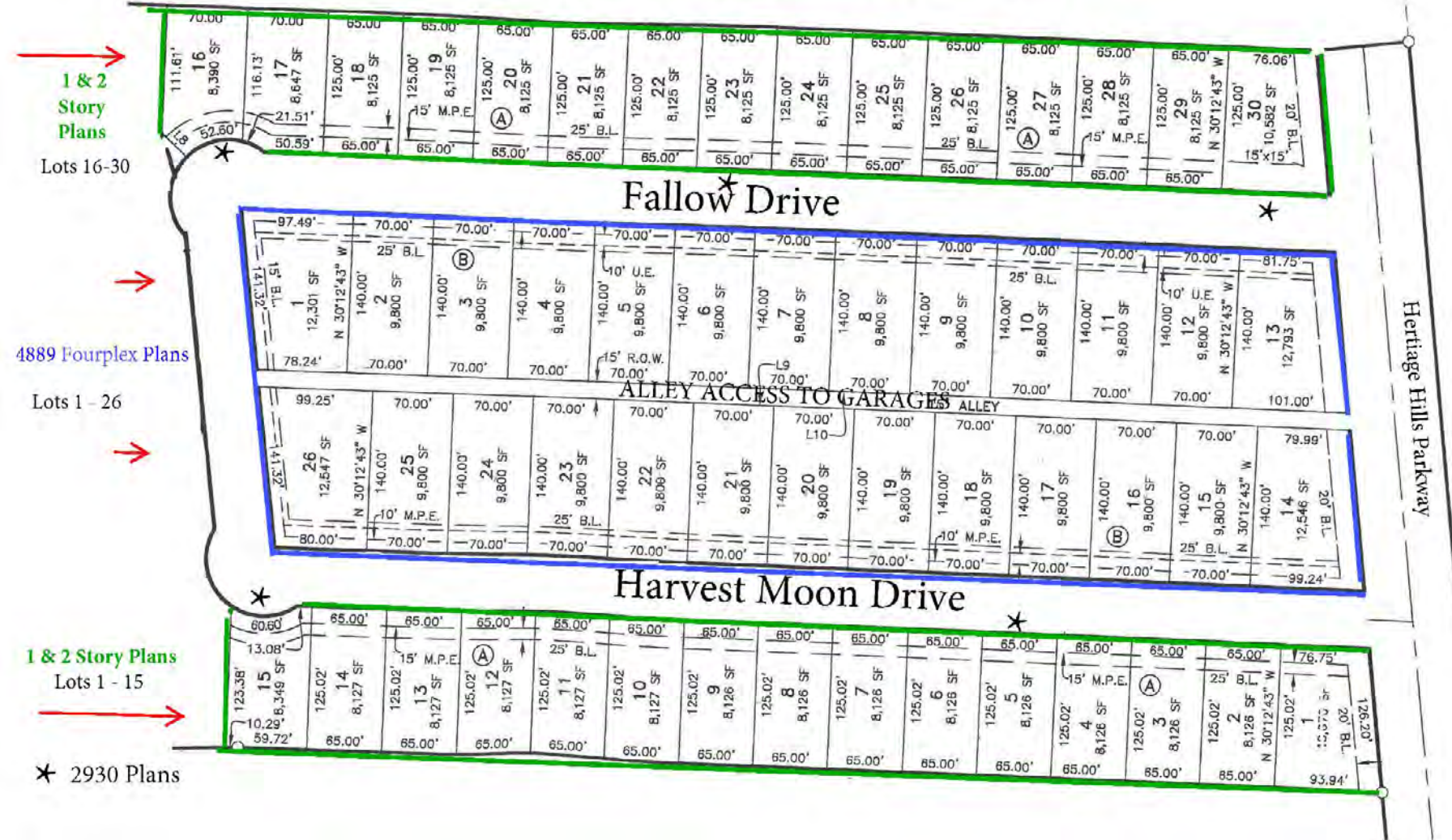


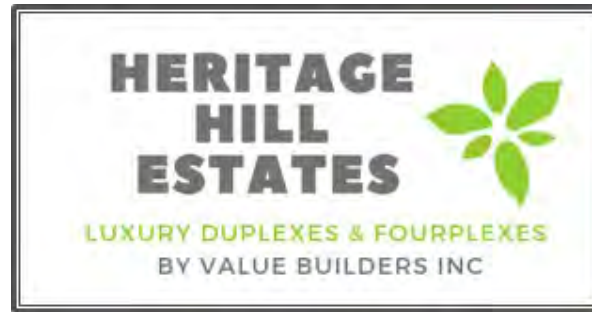
# Heritage Hill Estates - Venus, Texas

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

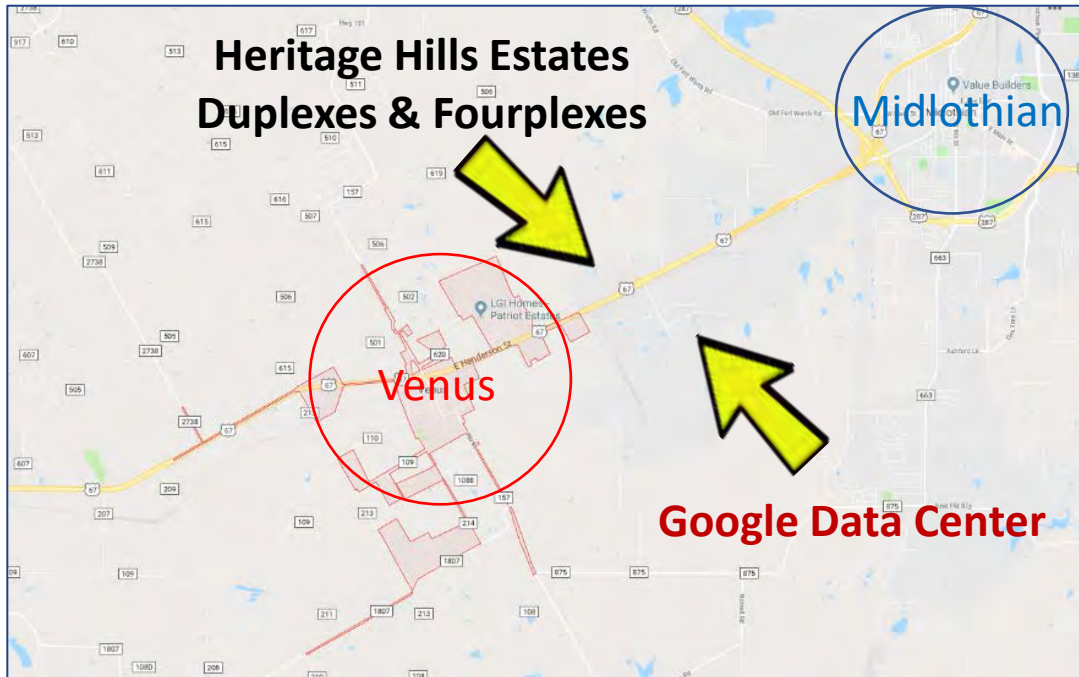
Located near large  
single family home  
community and  
1.5 miles from New \$600 M  
Google Data Center

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](#).



# Current Inventory

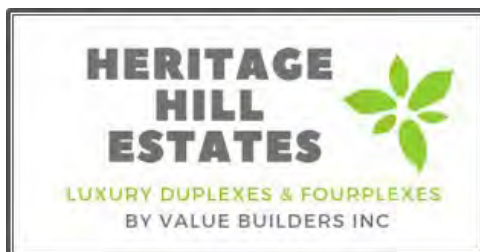
## Sales Price

- 2662 – Duplex - Fairhaven 1 Story Plan                    \$430,000  
3 BR 2 Bath 2 Car garage each side
- 2930 - Duplex - Asheville 2 Story Plan                    \$440,000  
3 BR 2.5 Bath 2 Car garage each side
- 4889 - The Fourplex 2 Story Plan                    \$680,000  
1-3BR 2 Bath 1 Car Garage unit  
1-2BR 2 Bath 1 Car Garage unit  
2-2BR 1.5 Bath 1 Car Garage units

## Projected rents

- 2662 Duplex -                    3 Bedroom 2 Bath 2 GA \$1695  
2930 Duplex -                    3 Bedroom 2.5 Bath 2 GA \$1795  
4889 Fourplex -                    3 Bedroom 2 Bath 1 GA \$1495  
   2 Bedroom 2 Bath 1 GA \$1395  
   2 Bedroom 1.5 Bath 1 GA \$1295  
   2 Bedroom 1.5 Bath 1 GA \$1295

**PRICES SUBJECT TO CHANGE WITHOUT NOTICE**



**Estimated Start Date: July 2020**



**2662 Square Foot Floorplan – one story  
3 BR 2 Bath 2 Car garage**



**2930 Square Foot Floorplan - two story  
3 BR 2.5 Bath 2 Car garage**



**Fourplex  
4889 Square Foot Floorplan – 2 story  
(1) 3 BR 2 Bath 1 Car garage  
(2) 2 BR 1.5 Bath 1 Car garage  
(1) 2 BR 2 Bath 1 Car garage**

# 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;
- Tiled Walk-in Shower in Master Baths;
- Glass Shower Doors;
- Wood-look Tile Floors;
- Upgraded Carpeting in Bedrooms;
- And More!



  
*Value Builders, Inc.*

# 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**

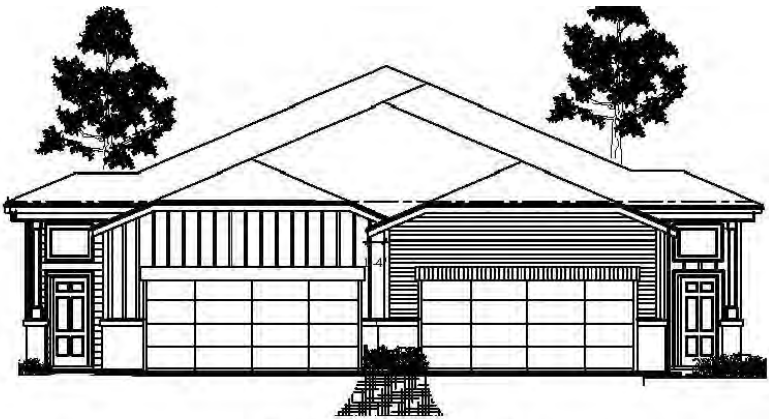
**65% if leased "in house" or 100% if the lease is represented by an outside agent.**

**Management Fee:**

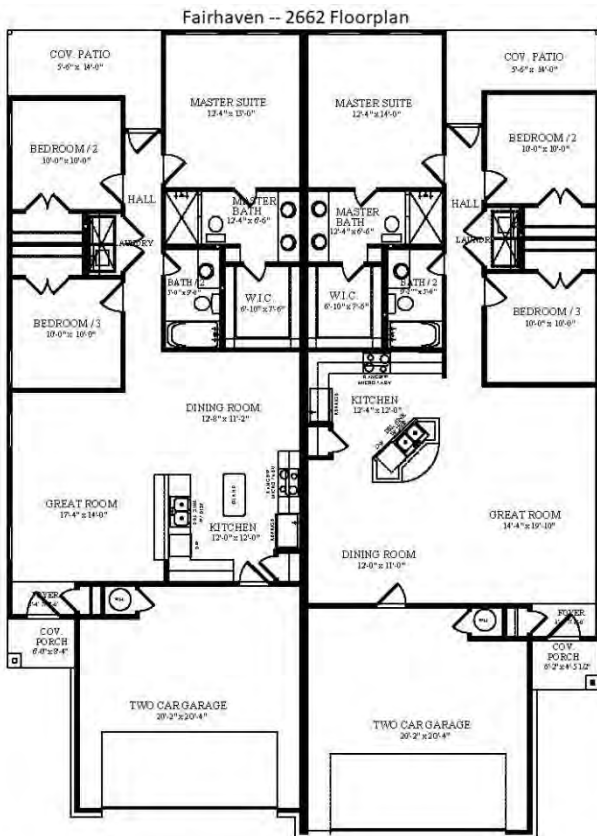
**5% of gross rents collected.**



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

*Value Builders, Inc.*



FRONT ELEVATION J/K



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Plan Number: 2930

A/C Footage: 2,930 S.F.  
Covered Porch/Patio: 182 S.F.  
Garage and Storage: 853 S.F.  
Total Under Roof: 3,965 S.F.  
Width/Depth: 51'-2" X 55'-2"

**ADAMSON**  
Home Designs, Inc.

ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.  
COPYRIGHT © ADAMSON HOME DESIGNS, INC., 2019.





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**



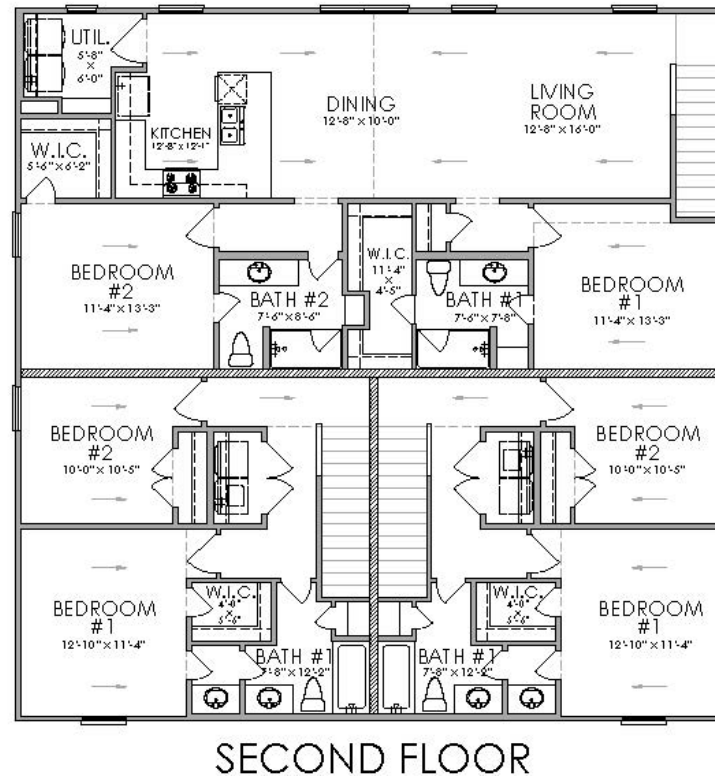
## NOW BUILDING LUXURY FOURPLEXES!

**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

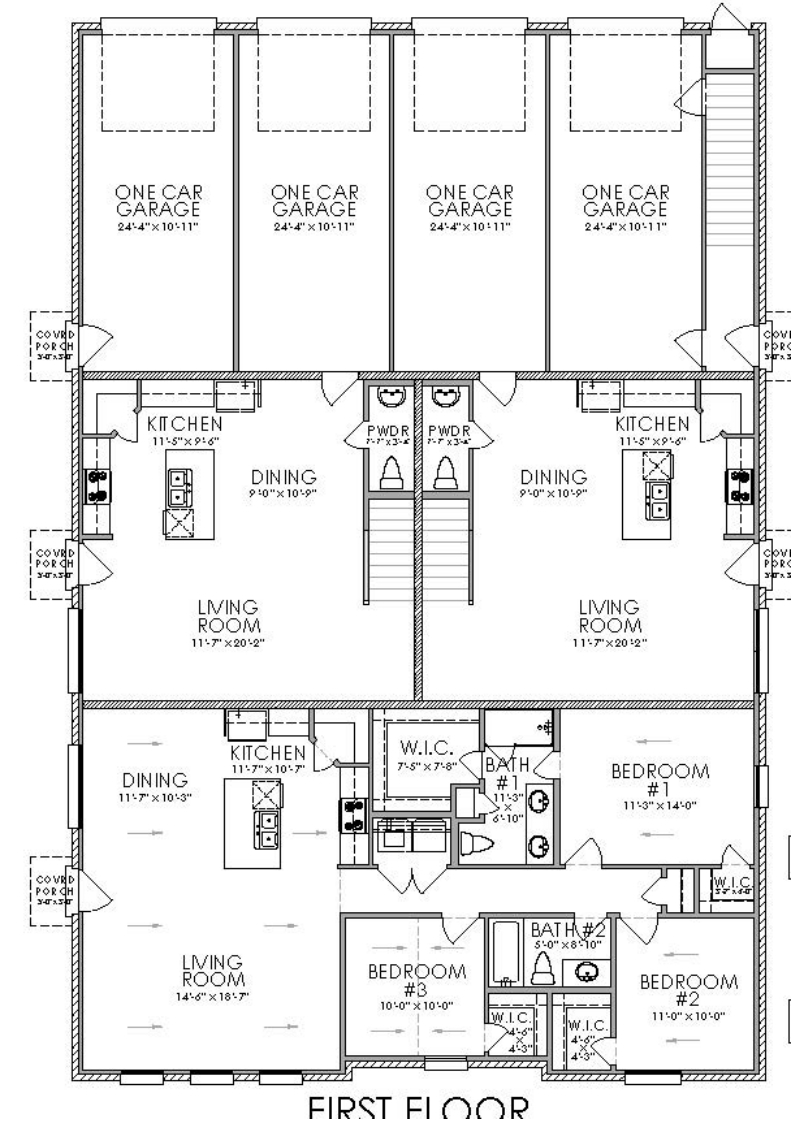
**C** - 2 BR 1.5 B, 1 Car Garage 1134 sq. ft.  
ownhouse style with 2 bedrooms up with full bath and separate vanity for second bedroom, powder room down

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



*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



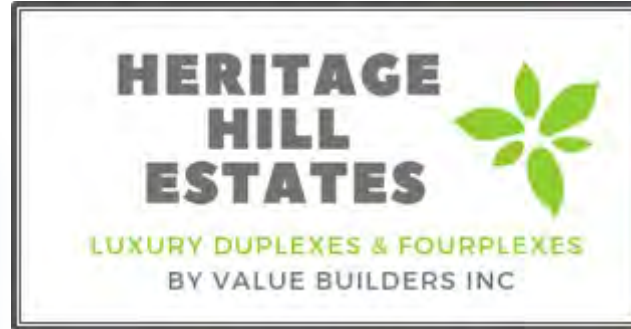
# Value Builder's Attention to Detail

## 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;
- Privacy fences with metal posts;
- Pull down ladders into attic;
- Garage door openers;
- And more!



# Heritage Hill Estates in Venus, Texas



**For Sales Contact:**

**Sean Little, Broker**

**512-293-4313**

**[sean@valuebuilders.com](mailto:sean@valuebuilders.com)**

