



CASTLEROCK COMMUNITIES

Heartland | Crandall, TX



Nestled in the growing town of Crandall, Texas, Heartland is more than a neighborhood—it's a destination for those seeking connection, comfort, and adventure. With easy access to downtown Dallas, residents enjoy the charm of suburban living paired with the energy of the city just minutes away. At the center of the community, a picturesque 35-acre stocked lake is surrounded by 400 acres of parks, picnic areas, and scenic trails, offering endless outdoor enjoyment. Families can explore playgrounds, sports courts, bike paths, refreshing swimming pools, and an exciting on-site water park. For those focused on health and wellness, Heartland features a 6,000-square-foot state-of-the-art fitness center, offering everything needed to stay active close to home.



Heartland

Cobalt Series

7/1/2026

One-Story Homes			Base Price
Frio	1362	3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study	\$299,990
Comal	1604	3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4	\$308,990
Aquila	1772	3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio	\$319,990
Pedernales	1800	4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio	\$321,990
Sabine	1915	3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath	\$331,990
Two-Story Homes			
Blanco	2280	4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath	\$346,990
Rio Grande	2507	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio	\$356,990
Trinity	2513	4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$358,990
Concho	2817	4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio	\$369,990

** All homes have a 2.5-car garage **



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



Heartland

Cobalt Series Homes

EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front and sides per plan
- Brick at front entry walls
- Custom address block
- One exterior coach light
- Gray mortar included at all masonry locations.
- Class A- 25-year weatherwood shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Five-foot garage bump out for additional storage
- Insulated steel garage door with automatic opener
- 3' x 3' broom finished concrete rear patio.
- 4-foot broom finished privacy walk from driveway to entry
- 5' public walks
- 16-foot broom finished driveway.

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master suite (Per plan)
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative casing.
- Kwikset satin nickel finish door hardware
- Monterey drag texture at ceilings and walls.
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8" pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master bedroom
- Kichler designer light fixtures

CHEF'S KITCHEN

- GE free-standing gas range, dishwasher and space saving external-venting microwave.
- Birch cabinets with 42-inch uppers and choice of colors
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with Chrome faucet
- 1/3 HP garbage disposal
- Flush-mounted LED downlighting in kitchen per plan

LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with ceramic tile shower and tub surround and a garden window
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder bath per plan
- Elongated toilets throughout

ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Gas-fired tankless water heater sized per plan
- R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 Fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension. foundations
- Engineered framing designs
- PEX water distribution system with main water shut-off valve
- Protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan

LANDSCAPING PACKAGE

- One 5-gallon and eighteen 3-gallon shrubs in front yard
- One 3.5" caliper oak tree
- Fully fenced rear yard
- Fully sodded front, side, and rear yard with front sprinkler system
- 6-foot privacy fence at rear yard with one gate, fencing visible to the public to be stained SW super deck color #3511
- Two exterior hose bibs (per plan)

CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Professional decorator assistance with one 2-hour appointment
- Pre-start meeting with our team.
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

1.21.2026



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Heartland

2919 Orchard Park Lane Heartland ,Tx 75126

Phone (713) 378-1359

Public Schools

Barbara Walker Elementary (Onsite)	972-427-6030
Crandall Middle School	972-427-6180
Crandall High School	972-427-6150

Private Schools/Daycares

Crandall Day Care Inc	972-472-3919
Dunkin Academy of Crandall	972-427-6588
Primrose School of Forney at Gateway	972-552-5851
Coopers Cottage	972-552-9550
Bear Creek Lodge Learning Center	469-762-8501

Shopping & Entertainment

Kroger	972-564-8489
Tom Thumb	972-357-3255
Brookshire Brothers	972-472-8611
AMC Classic	972-564-8672

Homeowner's Association

Heartland HOA - CCMC	972-564-1511
Semi-Annual \$276	\$552.00

Emergency Services - Dial 911

Crandall Police Department	972-427-3767
Fire Station - Kaufman District No. 7	972-427-3996
Kaufman Sheriff's Office	469-376-4599

Area Churches

Churches of all denominations in the area. Please speak with Sales Consultant.

Property Tax Information

Heartland MUD	\$1.00000
Kaufman County	\$0.332613
Kaufman CO Road & Bridge	\$ 0.082500
Crandall ISD	\$ 1.286900
Trinity Valley Community College	\$ 0.113660
Kaufman County ESD No.7	\$ 0.087270
Total Tax Rate	\$ 2.902943

Local Utility/Service Providers

Water & Sewer	972- 552-9496
Electric Service – Trinity Valley Electric Co	972-932-2214
Gas Service – Atmos Energy	888-286-6700
Cable/Internet/Phone – AT&T	800-288-2020
Garbage Collection – Waste Connection:	972-289-6714

Medical Facilities

Presbyterian Hospital	469-698-9573
Renaissance Hospital	972-563-7611
Icare ER & Urgent Care	214-778-1466
Crandall Dentistry	972-427-0333

Community Colleges

Trinity Valley Community College	903.675.6200
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Public Services

City of Crandall	972-427-3771
Bruce Central Park	972-287-6823
Animal Control	469-376-4599
Heartland Park	972-564-1511





HEARTLAND



● INVENTORY ● AVAILABLE ● SOLD ● CLOSED





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CASTLEROCK COMMUNITIES

QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.

BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.



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