



# 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.

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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	PRICE
1	1	.59	\$210,000.00
1	2	.48	\$210,000.00
1	3	.43	\$210,000.00
1	4	.43	\$210,000.00
1	5	.57	\$325,000.00
1	6	.62	\$325,000.00
1	7	.43	\$240,000.00
1	8	.43	\$240,000.00
1	9	–	<b>SOLD</b>
1	10	.43	\$250,000.00
1	11	.62	\$305,000.00
1	12	.62	\$325,000.00
1	13	.60	\$375,000.00
2	1	–	<b>HOA</b>
2	2	.55	\$295,000.00
2	3	.41	\$255,000.00
2	4	.41	\$265,000.00
2	5	.42	\$275,000.00
2	6	.45	\$315,000.00
2	7	.46	\$350,000.00
2	8	.43	\$350,000.00
2	9	.41	\$375,000.00
2	10	.40	\$375,000.00
2	11	–	<b>SOLD</b>
2	12	1.14	\$495,000.00
2	13	.59	\$415,000.00
2	14	.48	\$375,000.00
2	15	.46	\$375,000.00
2	16	.55	\$375,000.00
2	17	.60	\$375,000.00
2	18	.62	\$350,000.00

BLOCK	LOT	ACRE	PRICE
2	19	1.99	\$595,000.00
2	20	1.27	\$795,000.00
2	21	1.33	\$795,000.00
2	22	1.22	\$795,000.00
2	23	–	<b>HOA</b>
2	24	1.3	\$895,000.00
2	25	–	<b>SOLD</b>
2	26	.86	\$425,000.00
2	27	.62	\$365,000.00
2	28	.62	\$365,000.00
2	29	.62	\$365,000.00
2	30	.62	\$365,000.00
2	31	.61	\$365,000.00
2	32	–	<b>SOLD</b>
2	33	.62	\$275,000.00
2	34	.62	\$275,000.00
3	1	.45	\$275,000.00
3	2	.46	\$285,000.00
3	3	.45	\$295,000.00
3	4	.46	\$295,000.00
3	5	.46	\$310,000.00
3	6	.46	\$335,000.00
3	7	.43	\$275,000.00
3	8	.40	\$275,000.00
3	9	.42	\$275,000.00
3	10	.42	\$275,000.00
4	1	.50	\$245,000.00
4	2	.44	\$230,000.00
4	3	.44	\$230,000.00
4	4	–	<b>SOLD</b>
4	5	–	<b>SOLD</b>

BLOCK	LOT	ACRE	PRICE
4	6	.49	\$240,000.00
4	7	.51	\$245,000.00
4	8	.53	\$245,000.00
4	9	.41	\$240,000.00
4	10	.42	\$230,000.00
4	11	.45	\$235,000.00
4	12	.44	\$240,000.00
4	13	.48	\$245,000.00
5	1	.48	\$295,000.00
5	2	.46	\$240,000.00
5	3	.47	\$240,000.00
5	4	.47	\$240,000.00
5	5	.47	\$240,000.00
5	6	.59	\$295,000.00
5	7	.50	\$245,000.00
5	8	.46	\$245,000.00
5	9	.47	\$230,000.00
5	10	.46	\$240,000.00
5	11	.47	\$240,000.00
5	12	.48	\$275,000.00
6	1	.45	\$255,000.00
6	2	.40	\$245,000.00
6	3	.44	\$245,000.00
6	4	.44	\$245,000.00
6	5	.44	\$245,000.00
6	6	.47	\$295,000.00
6	7	.67	\$375,000.00
6	8	.55	\$365,000.00
6	9	.55	\$355,000.00
6	10	.56	\$355,000.00
6	11	.67	\$375,000.00



**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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