
Bear Creek Elegance

71-Lot Approved & Ready-to-Construct Single-Family Subdivision

1182 & 1198 W Bear Creek Road | Glenn Heights, Dallas County, TX

Investment Highlights – Ready to Construct Project

Bear Creek Elegance is a fully entitled, ready-to-construct 27-acre residential subdivision offering 71 single-family custom home lots in one of the fastest-growing corridors of southern Dallas County. With all City approvals obtained for infrastructure, engineering and construction, this is a rare turnkey opportunity for builders, developers, and investors seeking immediate access to a high-demand DFW submarket.

- **Shovel-Ready:** 71 fully approved single-family lots across ± 27 acres
- **Strategic Location:** Glenn Heights, TX — 25 minutes to Downtown Dallas
- **Strong Comps:** Surrounding subdivisions selling traditional homes at \$350K–\$700K with national builders active in the corridor
- **Public Investment:** Major federal, county, and city investments driving area growth

Property Overview

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| Property Address | 1182 & 1198 W Bear Creek Road, Glenn Heights, TX |
| County | Dallas County, Texas |
| Total Acreage | ± 27 acres |
| Total Lots | 71 single-family residential lots |
| Entitlement Status | Fully approved — ready to construct |
| School District | DeSoto ISD |
| Natural Features | Bear Creek frontage, walking trails along fresh water creek, gazebo, playground |

Location & Connectivity

Bear Creek Elegance sits in the path of growth in southern Dallas County, with easy highway access and proximity to major employment centers, transit corridors, and regional amenities.

- 25 minutes to Downtown Dallas
- 35 minutes to Dallas Love Field Airport
- Direct access to I-35E, US Highway 67, and I-20
- DART member city with Park & Ride bus terminal connectivity
- Adjacent to the funded East Bear Creek Road expansion project
- Near the planned Loop 9 corridor — a significant long-term value driver

Market Position

Glenn Heights and the surrounding southern Dallas County corridor are experiencing significant residential expansion, with national homebuilders actively investing in the submarket.

Active Adjacent Developments

- Bear Creek Crossing — 450 lots
- Stone Creek — 851 lots
- Stonehill Addition — 417 lots
- Maplewood — 267 lots

Active builders in the corridor include D.R. Horton, First Texas Homes, Bloomfield Homes, and Ashton Woods, with new home pricing ranging from \$350,000 to \$700,000.

Public Investment in the Area

Substantial federal, county, and municipal investments are flowing into Glenn Heights and the surrounding corridor, supporting infrastructure capacity for continued growth.

- **Federal:** \$1M+ in federal funding for wastewater treatment improvements
- **Federal:** \$325,000 federal allocation for comprehensive infiltration flow study
- **Federal:** Federal funding request pending for a new 2-million-gallon elevated water storage tank
- **County:** East Bear Creek Road expansion approved and funded by Commissioner John Wiley Price
- **Education:** DeSoto ISD \$199.8M bond (70% voter approval) funding new schools and major renovations