



ASHTON GRAY



# Summer Lakes

SEAGOVILLE, TX

# SUMMER LAKES INVESTMENT OVERVIEW



- **82-acre** single-family residential development
- **288** total residential lots
- Located at 2518 Seagoville Road, Seagoville, TX
- Positioned in the path of Dallas-area growth

**Total Area**  
**82 Acres**

**Annualized Return**  
**18% - 23% p.a**

**Minimum Investment**  
**25 Lakhs**

**Project Term**  
**3 years**



- Summer Lakes located in **Seagoville, TX**. The project's address is 2518 Seagoville Road. This project is a prime single-family development opportunity that is strategically located on the future path of growth.
- It is approximately 1.3 miles away from State Highway 175 and approximately 5 miles away to travel onto Interstate Highway 20. Both routes have means to reach Dallas in less than 22 minutes.
- The Summer Lakes Residential Development Project is an **82-acre community with 288 lots comprised of 50' – 106 lots, 60' – 98 lots and 70' – 84 lots.**



## STRATEGIC LOCATION

**Growth :** Due to the increasing population, the demand for housing spills outward into suburban and semi-rural cities like Seagoville that can support residential development and broaden housing options.

**Proximity :** The site is conveniently situated 1.3 miles away from State Highway 175 and approximately 5 miles away to travel onto Interstate Highway 20.

**Employment:** Strong in-migration and job creation. Ongoing infrastructure investment | Expansion of highways, utilities, and transit  
Rising housing demand pushing growth outward

Additionally, the site location is proximal to three schools: Central Elementary School, Seagoville North Elementary School and Seagoville Elementary School.



Growing suburban community southeast of Dallas

## SEAGOVILLE SUBMARKET

Improved connectivity to major employment centers

Beneficiary of regional population growth

Increasing residential and homebuilder activity

## BUILDER PARTNERS WITH LOIs

Academy Development (Legend Homes) – 86 – 50' lots; 24 – 60' lots

Lennar – 86 – 50' lots

***KH**Hovnanian<sup>®</sup>  
Homes*

David  
Weekley  
Homes



**LENNAR<sup>®</sup>**



<https://www.khov.com/>

<https://www.davidweekleyhomes.com>

<https://www.lennar.com/>

<https://www.livelegendhomes.com/>

## CONCLUSION

This land development deal presents a compelling opportunity for investors preferred return with a strong track record of success.

*Join us in shaping Summer Lakes, Seagoville, TX and capitalize on the growth potential of this.*

