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## **City Breaks Ground on *The Homestead at Liberty Grove***

**ROWLETT, TX** – On Thursday, June 26, the City of Rowlett hosted a groundbreaking event for phase one of *The Homestead at Liberty Grove*. Located on Liberty Grove Road near Princeton Road, in the northeast quadrant of the City, this new Rowlett neighborhood will be developed by Arcadia in partnership with homebuilders Cambridge Homes and David Weekley Homes.

“This is such an exciting time here in Rowlett! Citizens will soon be able to see, and move into, the kind of neighborhood they asked for during the two-year *Realize Rowlett 2020* process,” says Mayor Todd Gottel. “I would like to thank Arcadia for their incredible partnership with the City to bring this extremely high quality development to Rowlett!”

The *Homestead at Liberty Grove* is a \$200 million, multi-phased housing development project covering approximately 195.5 acres with 620 lots. It will create a significant number of indirect construction jobs and provide a diversification of housing options for the citizens of Rowlett and those interested in moving here. The 11 unique housing styles will bring variety to the Rowlett community, whose current housing stock is mostly traditional. These include:

- *Garden Homes*: Adult lifestyle courtyard homes with front yard maintenance provided by the HOA. The perfect lock-and-leave home for empty nesters, active seniors, and young professionals.
- *Township Homes*: Homes for young families with first and second floor master bedrooms. Flexible backyards offering choices of attached and detached garages featuring Granny Flats, workshops and three car garages.
- *Manor Homes*: Homes for older families with teenagers with mostly first floor master bedrooms. Flexible backyards offering choices of attached and detached garages featuring Granny Flats, workshops and four car garages.

These homes will also offer amenities like front and wrap around porches, bay windows, balconies, stoops and garden rooms, all designed to encourage social interactions and enhance the feeling of community within the neighborhood. All homes will be on a park, across the street from a park or within a three-minute stroll down a narrow, tree-lined street from a park! The project will be completed over the next 8-10 years and, upon build out, will generate an excess of \$1,500,000 in annual property tax revenue to the City.

The Homestead at Liberty Grove is the first “New Neighborhood” project to be developed under the City’s Form-Based Codes. In keeping with these standards, The Homestead at Liberty Grove will bring a focus on the building types and orientation to create a more pedestrian-friendly community, which will also be interspersed with both active and passive public open spaces. The “New Neighborhood” standards, although predominantly single family housing-oriented, are intended to provide a mix of housing options.

"Great neighborhoods feature a variety of architectural styles," says developer Arcadia’s Bill Gietema. "I believe that finding a home that fits your taste is as important as finding one that fits your needs."

*About the Developer:*

Arcadia Realty Corporation, founded in 1990, is a Dallas-based company specializing in the development of mixed-use, master-planned communities. In 1995, Arcadia expanded its activities to include the development of New Urban mixed-use communities. Examples include:

- Homestead – Carrollton, TX
- Hometown – North Richland Hills, TX
- Capella Park– Dallas, TX
- Cambridge Gate – Dallas, TX

Since its inception, Arcadia has developed more than 40 residential and mixed-use communities in DFW, Austin and San Antonio. Arcadia has experienced excellent financial results in all of its ventures and has developed a strong reputation among its lenders and investors.

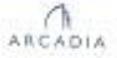
*About the Builders:*

David Weekley Homes, founded in 1976, is headquartered in Houston and operates in 18 cities across the United States. David Weekley Homes was the first builder in the United States to be awarded the Triple Crown of American Home Building, an honor that includes “America’s Best Builder,” “National Housing Quality Award” and two-time recipient of “National Builder of the Year.” Weekley has also appeared eight times on FORTUNE magazine’s “100 Best Companies to Work For®” list. Since inception, David Weekley Homes has closed more than 75,000 homes.

Cambridge Homes is a ten-time consecutive winner of the D Home “Best Builder” Award. Founded twenty years ago, and currently building in over ten North Texas communities, Cambridge Homes has earned an enviable reputation as the leading builder of luxury patio homes for discerning adults seeking an active, low-maintenance lifestyle. Cambridge now offers a diverse portfolio of communities, ranging from the family friendly Hardin Lake community in McKinney to ultra-modern duplexes in the M-Streets of Dallas to elegant patio homes in Coppell’s Red Hawk Community. The competent and caring professionals who comprise the Cambridge Homes family are committed to exceptionally high standards of design, construction, and customer service.



*The Homestead at Liberty Grove*  
Rowlett, Texas - Conceptual Master Plan



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