

MIDLOTHIAN, TEXAS

Midlothian New Construction Guide

Builders, communities and current incentives in Midlothian and its surrounding area, plus how to buy a brand-new home without leaving money on the table.

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WELCOME

Hey y'all, welcome home to Midlothian

I was raised and grew up right here in Midlothian, and I have watched open land along FM 1387 and US 287 turn into some of the most talked-about new home communities in DFW. If you are thinking about building or buying brand new here, this guide is the conversation I would have with you over coffee.

New construction can be a wonderful fit. You get a home nobody has lived in, a builder warranty, modern energy features, and often some real incentives. It also comes with its own vocabulary, contracts and tax districts. My job is to make all of that simple, so you can pick the right home with confidence.

48,834

Estimated population, growing about 4.61% a year (Midlothian EDC).

29

Builders I tracked with Midlothian-area communities, as of Oct 20, 2026.

\$476K

Median sale price, 3 months ending Sep 2026, all homes (Redfin).

What is inside

- ☐ How buying new construction actually works, step by step
- ☐ Why you want your own agent at the model home, and how that agent is usually paid
- ☐ How to compare builders and read incentives: rate buydowns vs. closing costs
- ☐ Lot, upgrade and inspection tips that save real money
- ☐ Every active builder and community I found, with **Elmwood Homes** and **Perry Homes** up front
- ☐ Incentives as of October 20, 2026, and plain-English notes on MUDs, PIDs and MMDs

Sources: midlothian-tx.org/workforce-education ; redfin.com/city/12288/TX/Midlothian/housing-market. Builder count from Kimberly's research of builder websites, Oct 20, 2026.

How buying new construction works

There are three ways to buy from a builder, and each moves at a different pace.

Quick move-in (inventory)

Already built or nearly done. Close in 30 to 60 days.
Best place to find deep incentives and price cuts.

Under construction

Framing or drywall stage. You may still pick a few finishes, and you can close in a few months.

To be built

Pick the lot, plan and every finish. Often 6 to 10 months or more. Most control, longest wait.

Custom or semi-custom on acreage

Builders like Elmwood build on one-acre lots. More choices, more decisions, and more time.

1 Talk with me first, then a lender

We sign a written buyer agreement (Texas requires it before tours), and you get pre-approved so you know your comfortable payment.

2 Tour communities together

I register you with each builder on your first visit so your representation is protected.

3 Choose lot, plan and incentive

We compare lot premiums, orientation, drainage and how each builder's incentive actually lowers your cost.

4 Sign the builder's contract

Builder contracts are written by the builder. We review earnest money, deadlines, change-order rules and warranty language.

5 Design center

Set a budget before you walk in. Upgrades are priced into your loan and add up quickly.

6 Build and inspect

Third-party inspections at pre-pour, pre-drywall and final. I keep tabs on the schedule with the superintendent.

7 Walk-through, close and move in

Punch list, final walk, closing. Then we mark your calendar for the 11-month warranty inspection.

Why bring your own agent to the model home

Model homes are designed to feel easy and low pressure, and that is exactly why this matters. The friendly sales counselor on site works for the builder. You deserve someone whose only job is looking out for you.

- **The builder's sales counselor works for the builder.** They know the plans and promotions, and their duty is to the company selling the home.
- **Builders commonly pay the buyer's agent.** Compensation is always negotiable and not set by law, and we put it in writing in our buyer agreement before we tour. In many cases my fee is covered by the builder, but we confirm that up front together.
- **I negotiate incentives, upgrades and closing costs.** Rate buydowns, design credits and price cuts change month to month. I help you compare the full picture, not just the sticker price.
- **I read the builder contract with you.** Deposits, construction timelines, what happens if you need to cancel, and warranty terms, before you sign.
- **I coordinate inspections.** Yes, even on a brand-new home. Pre-drywall and final inspections catch problems while they are easy to fix.
- **I know the local details.** Which communities sit in a PID or MMD, which side of the road is Waxahachie ISD, and where the next road project is going.

Call me before you fill out that guest card

Many builders will not honor your representation if you visit or register alone first. A quick text before your first visit protects your seat at the table.

How to read builder incentives

Two homes with the same price can cost you very different amounts each month. Here is how I look at the offers you will see in Midlothian.

Rate buydown

Builder money pays the lender to lower your interest rate, either for the life of the loan or for the first year or two (a temporary buydown). A lower permanent rate lowers every payment. Ask for the rate **and the APR** in writing.

Closing cost credit

Builder money covers lender fees, title, prepaid taxes and insurance. Great if cash to close is your hurdle. Lenders and loan programs limit how much the seller can contribute.

Upgrades or design credit

Money toward finishes. It feels good, but it does not lower your payment, and appraisers do not always give full value for it.

Price reduction

Shows up most on finished quick move-ins. A lower price lowers your loan, your taxes and your payment for good.

Lender-tied offers

Some incentives require the builder's preferred lender. It can be a great deal, but compare a Loan Estimate from an outside lender too.

Real examples from Midlothian, October 20, 2026

Elmwood Homes offers up to \$30,000 in upgrades **or** up to \$30,000 toward closing costs or a rate buydown on new builds, so you choose one. **First Texas Homes** offers up to \$20,000 in Flex Cash on contracts written Sept 1 to Oct 31, 2026, and it requires their partner lender. **Tri Pointe** advertises a 30-year fixed rate as low as 5.99% (6.765% APR) plus \$10,000 in closing credits at BridgeWater. Terms and eligibility vary, so we confirm in writing.

Sources: myelmwoodhome.com/homes ; firsttexashomes.com/lp/new-homes-midlothian-tx-westside-preserve ; tripointehomes.com (Discovery Collecti on at Bridgewater). Seen Oct 20, 2026.

Lot, upgrade and inspection tips

Choosing a lot

- **Lot premiums** are common. Ask what each premium buys you: size, trees, no back neighbor, a greenbelt or a cul-de-sac.
- **Orientation.** A north- or south-facing backyard can mean a shadier patio in a Texas August.
- **Drainage and slope.** Ellis County clay soil moves. Look at the grade and where the water goes.
- **What is next door?** Ask to see the plat and any future roads, phases, or commercial tracts.
- **Acre lots** (Elmwood, Lillian, John Houston) may use septic or aerobic systems. Ask about upkeep.

Upgrades that pay you back

- Structural items are hard to add later: extra outlets, ceiling fan prewires, a bigger patio, a third garage bay, gutters, and insulation or window upgrades.
- Cosmetic items (light fixtures, paint, some flooring) are often cheaper after closing.
- Every upgrade adds to your loan. Ask for a running total before you sign off.

Inspections on new builds

- 1 Pre-pour foundation**
Forms, cables and plumbing are checked before concrete.
- 2 Pre-drywall**
The most valuable one. Framing, plumbing, electrical and HVAC while walls are open.
- 3 Final**
Before your walk-through so the builder can fix items before closing.
- 4 11-month warranty**
Just before your 1-year workmanship warranty ends.

Good to know

City inspections confirm code minimums. A licensed third-party inspector works for you. Ask early whether the builder allows outside inspections and how far ahead to schedule them.

Elmwood Homes in Midlothian

Elmwood is an Ellis County builder headquartered in Waxahachie, and in Midlothian it builds on large and acre homesites. On October 20, 2026 Elmwood listed four active Midlothian communities.

Community	Starting price (Elmwood)	Plans and sizes	Homesites	Schools (per Elmwood)
Jordan Meadows, 8241 David Lane	Starting in the \$500s	13 plans, 2,089 to 3,419 sq ft	1 acre; county taxes, no city tax (per John Houston, also building here)	Mt. Peak Elem, Dieterich MS, Midlothian HS
Hidden Lakes on Mockingbird	Starting in the \$600s	10 plans, 2,561 to 3,419 sq ft	Acre lots with mature trees and ponds	McClatchey Elem, Walnut Grove MS, Heritage HS
Onward	Starting in the \$600s	11 plans, 2,204 to 3,370 sq ft	One acre lots in the heart of Midlothian	Not listed; confirm by address
Ashford Estates (newest)	Not yet published	8 plans, 2,719 to 3,419 sq ft	Large lots; south of Sudith Ln, west of Ashford Ln (city plat approved Jul 21, 2026)	LaRue Miller Elem, Dieterich MS, Midlothian HS

Elmwood incentive as of October 20, 2026

Up to \$30,000 in upgrades, **or** up to \$30,000 toward closing costs or a rate buydown, on new builds.
This is a builder-wide offer; ask which communities and plans qualify.

- **No Midlothian quick move-ins** were listed on October 20, 2026. Elmwood's ready homes were in Waxahachie, Maypearl, Venus and Aledo, so Midlothian buyers should plan to build.
- **Hidden Lakes** is about 24 minutes to Lynn Creek Marina at Joe Pool Lake and 42 minutes to DFW Airport, per Elmwood.
- Elmwood has built here for years: Jordan Run and Winding Creek are sold out (per Jome), and Four Trees had an Elmwood model in 2018.
- Sales: 817-992-3336. I will register you and meet you there.

Sources: myelmwoodhome.com/communities/midlothian (and each community page) ; myelmwoodhome.com/homes ; joustonhomes.com/community/jordan-meadows ; midlothian.myopentexas.org/development ; jome.com. Seen Oct 20, 2026.

Perry Homes at BridgeWater

Perry builds in two sections of BridgeWater, the large master plan off Walnut Grove Rd between US 287 and FM 1387. Both sell from 1426 Fieldstone Dr, (469) 457-0212.

Section	From (Perry)	Sizes	Inventory on Oct 20, 2026	Schools
BridgeWater 60'	\$550s; now selling Phase 2	2,400 to 4,100 sq ft, 4 to 5 beds	32 homes: 10 move-in ready, 22 to be built (Realtor.com)	Longbranch Elem, Walnut Grove MS, Heritage HS
BridgeWater 70'/80'	\$640s	2,800 to 4,900 sq ft	20 homes: 5 move-in ready, 15 to be built (Realtor.com)	Same

Move-in ready examples

Address	Price	Size
2036 Blackland St (60')	\$552,900	2,586 sq ft
4874 Keystone Ave (60')	\$574,900	2,574 sq ft
2064 Rustic Wood Ln (60')	\$599,900	2,850 sq ft
2041 Presidential Pkwy (70'/80')	\$649,900	2,896 sq ft
2037 Presidential Pkwy (70'/80')	\$674,900	3,334 sq ft

Perry incentive as of October 20, 2026

Perry advertises rate reductions and special pricing on select homes for a limited time, and both BridgeWater sections are tagged "rate reduction." By my math the same plan priced move-in ready ran about \$38,000 to \$51,000 below the to-be-built price, though options can differ. Worth a close look.

- Perry says all of its BridgeWater sections are zoned to Midlothian ISD, with an on-site elementary planned.
- BridgeWater sits inside Midlothian MMD No. 2, a special tax district (see the tax page).
- Perry's Lakes of Somercrest is **sold out**; Perry says all homes there have sold.

Sources: perryhomes.com/new-homes/texas/dallas/bridgewater (60 and 70-80 pages) ; [realtor.com community pages for Bridgewater 60 and 70/80](https://realtor.com/community/pages/Bridgewater-60-and-70-80) ; perryhomes.com/blog/bridgewater-midlothian-tx-community-highlights ; perryhomes.com/new-homes/texas/dallas/somercrest ; tipbond.com/case-studies/bridgewater-project.

Every builder, community by community

Prices are starting prices as published on October 20, 2026 and change often. "Realtor.com" means the builder site did not show a price and I used the builder's Realtor.com listing. Always confirm school zoning by address.

Builder	From (as published)	Schools	Notes	Link
BridgeWater • off Walnut Grove Rd between US 287 and FM 1387 • MMD No. 2				
Perry Homes 60' / 70'-80'	\$550s / \$640s	Midlothian ISD	Rate reductions; move-in ready homes	perryhomes.com/new-homes/texas/dallas/bridgewater
Highland Homes	\$439,990 (Realtor.com)	Midlothian ISD	21 plans; Phase 2 pre-selling; "\$20K goes a long way" promo	highlandhomes.com/dfw/midlothian/bridgewater
John Houston Homes	\$439,990	Midlothian ISD (Longbranch, Walnut Grove, Heritage)	1,837 to 4,227 sq ft; quick move-ins from \$399,900	jhoustonshomes.com/community/bridgewater
American Legend Homes	\$376,990 (40s) to \$699,990 (80s) (Realtor.com)	Confirm by lot	40, 60, 70 and 80-ft homesites	amlegendhomes.com/communities/texas/midlothian
Tri Pointe Homes	\$347,990 / \$384,990	Tri Pointe lists Waxahachie ISD; verify	5.99% (6.765% APR) + \$10K closing credits	tripointehomes.com (Discovery and Inspiration at Bridgewater)
Redden Farms • FM 1387 next to Heritage HS • city PID				
David Weekley Homes	\$470,814 / \$574,990	Midlothian ISD (Baxter, Walnut Grove, Heritage)	Final opportunities; HOA \$780/yr; 50th anniversary financing	davidweekleyhomes.com (Redden Farms)
Risewell Homes (formerly Landsea)	\$352,990 / \$433,990 (Realtor.com)	Midlothian ISD	50-ft rear entry and 70-ft lots	risewellhomes.com
John Houston Homes	\$469,990	Midlothian ISD	Quick move-ins \$499,990 to \$599,990	jhoustonshomes.com/community/redden-farms
Impression Homes, incl. 55+	\$379,990 / 55+ from \$348,990	Midlothian ISD	Gated 55+ with clubhouse, pool, pickleball	impressionhomes.net

BUILDERS AND COMMUNITIES, CONTINUED

Builder	From (as published)	Schools	Notes	Link
Westside Preserve • Miller Rd off US 287 • city PID				
Bloomfield Homes	\$442,990	Midlothian ISD	60 and 70-ft series; HOA by ADI	bloomfieldhomes.com/new-homes/tx/midlothian/westside-preserve
First Texas Homes	From the \$370s	Midlothian ISD	Up to \$20K Flex Cash through Oct 31, 2026, lender required	firsttexashomes.com
Kindred Homes	\$410,000	Vitovsky, Frank Seale, Midlothian HS	1% rate reduction offer; HOA \$1,200/yr	kindredhomes.com
DRB Homes	\$364,990 / \$404,990 (Realtor.com)	Midlothian ISD	Premier and Classic series	drbhomes.com
Chesmar Homes	\$431,990	Vitovsky, Frank Seale, Midlothian HS	Final opportunity	chesmar.com
Pulte Homes	\$393,990 (aggregator, unverified)	Midlothian ISD	Confirm with Pulte	pulte.com
D.R. Horton	Coming soon	Midlothian ISD	New section	drhorton.com
Acreage and estate homesites				
Elmwood Homes	\$500s to \$600s	See Elmwood page	Jordan Meadows, Hidden Lakes, Onward, Ashford Estates	myelmwoodhome.com/communities/midlothian
John Houston Homes, Jordan Meadows	\$599,990	Midlothian ISD	1-acre lots, county taxes	jhoustonshomes.com/community/jordan-meadows
John Houston Homes, Hartson Estates	\$618,990	Waxahachie ISD	1-acre lots off FM 875, inside city limits	jhoustonshomes.com/community/hartson-estates
Canyon Creek Custom Homes, Hidden Lakes	Ask builder	Midlothian ISD	Acre-plus lots	canyoncreektexas.com/properties/hidden-lakes
Lillian Homes, The Arbors	Mid \$600s	Midlothian ISD	Acre lots; no PID or MUD; 2.00% tax; HOA \$83/mo	lillianhomes.com
Lillian Homes, Oak Creek Ranch	Mid \$600s	Waxahachie ISD	Acre-plus; no city tax, PID or MUD; 1.53% tax	lillianhomes.com
First Texas Homes, Hawkins Meadows	\$610,000s	Midlothian ISD	No HOA; final opportunities	firsttexashomes.com
Grand Homes, Somercrest	\$630s to \$990s	Midlothian ISD	Gated, 2,300 to 4,800 sq ft	grandhomes.com/community/somercrest/120

BUILDERS AND COMMUNITIES, CONTINUED

Builder	From (as published)	Schools	Notes	Link
Close-in neighborhoods				
Bloomfield, Villages of Walnut Grove	\$439,990	Midlothian ISD	No MUD or PID; markdowns on ready homes	bloomfieldhomes.com
Bloomfield, Mockingbird Heights	\$442,990	Midlothian ISD	Closeout, final opportunities	bloomfieldhomes.com
First Texas, Shady Valley Estates	\$460,000s	Midlothian ISD	No HOA; 7 quick move-ins	firsttexashomes.com
John Houston, Hayes Crossing	\$465,990	Midlothian ISD	About 1/4-acre lots, NE Midlothian	jhoustonshomes.com/community/hayes-crossing
John Houston, Ridgepoint	\$442,990	Midlothian ISD	Off 14th St near Community Park	jhoustonshomes.com/community/ridgepoint
William Ryan Homes, MidTowne	\$361,990	Midlothian ISD (Irvin, Frank Seale, Midlothian HS)	Craftsman, rear entry; PID \$0.12 per \$100	williamryanhomes.com/dfw/midlothian/midtowne
Midlothian address, nearby city or ISD lines				
Beazer, David Weekley, Grand, Highland at Goodland	Beazer from \$400,990	Midlothian or Venus ISD by lot	76084 addresses near US 287 and SH 360	goodlandtx.com
Heritage Towne Homes, Heritage Towne	Plans up to \$555,000	Midlothian ISD	Gated; Grand Prairie city limits	heritagetowne.com
Coming soon				
Lennar, Heirloom	Not released	Midlothian ISD	FM 875 at Baucum Rd; 1,311 to 3,353 sq ft	lennar.com (Heirloom)

Also listed online but not confirmed on a builder site on October 20, 2026: D.R. Horton Lakeview Pointe, Sumeer Homes Sagebrush Addition, Risewell Massey Meadows, Megatel Coventry Crossing, and Sandlin Homes at Oak Creek Ranch. Ask me and I will check current status.

Incentives as of October 20, 2026, subject to change

Quoted or summarized from each builder's website on October 20, 2026. Incentives change often, have fine print, and may apply only to certain homes or require a specific lender. Nothing here is an offer by any builder.

Builder	Where	What they advertise	Type
Elmwood Homes	Midlothian communities	Up to \$30,000 in upgrades OR up to \$30,000 toward closing or rate buydown on new builds	Choose one
Perry Homes	BridgeWater 60' and 70'/80'	Rate reductions and special pricing on select homes, limited time	Rate and price
Tri Pointe Homes	BridgeWater	30-year fixed as low as 5.99% (6.765% APR) plus \$10K closing credits	Rate and closing
First Texas Homes	Westside Preserve, Hawkins Meadows, Shady Valley	Up to \$20K Flex Cash, contracts 9/1 to 10/31/2026; CrossCountry Mortgage (Sawyer Team) required	Lender-tied
Kindred Homes	Westside Preserve	1% interest rate reduction; 4.75% ARM plus \$3K closing cost savings	Rate and closing
Highland Homes	BridgeWater	"\$20K goes a long way" (terms not published on the page I saw)	Ask
David Weekley Homes	Redden Farms	50th Anniversary special financing, Jan 1 to Dec 31, 2026	Financing
Bloomfield Homes	Villages of Walnut Grove, Mockingbird Heights	Marked-down ready homes, e.g., 4033 Foot Hills Dr from \$547,165 to \$472,990	Price
William Ryan Homes	MidTowne	Personalize Your Savings, Fall 2026	Your choice
Heritage Towne Homes	Heritage Towne	Ask about the new build incentive	Ask

My two cents

The biggest number is not always the best deal. A permanent rate buydown can save more over time than a design credit, and a price cut on a quick move-in helps your taxes too. Bring me the offers and I will lay them side by side with your lender.

MUD, PID and MMD notes

Many new communities are funded partly by a special district. It is not a deal breaker; it is part of the true monthly cost, so we look at it up front.

PID (Public Improvement District)

A city assessment that repays the cost of roads, water and amenities. Billed each year as a fixed installment or a rate. Texas Property Code §5.014 requires a PID notice before you sign a contract. In Midlothian, Redden Farms, Westside Preserve and MidTowne have city PIDs. MidTowne's FY2026-27 rate is \$0.12 per \$100.

MMD (Municipal Management District)

A taxing district created by the Legislature. All of BridgeWater sits in Midlothian MMD No. 2, which issued \$33.94 million in bonds in 2024. Bluebonnet Hills has its own MMD No. 1.

MUD (Municipal Utility District)

A utility district that adds its own tax rate. Sellers must give you a statutory MUD notice. Ask every builder whether the lot is in any district.

Taxing unit (FY2026-27)	Rate per \$100	Source
City of Midlothian	\$0.640000	midlothian.tx.us/945
Midlothian ISD	\$1.0269	midlothianisd.org tax information
Ellis County	\$0.2735	OpenTexas summary, confirm with county
Approx. total inside city, before any district	About \$1.94	Kimberly's sum of the above

- Builder-quoted total tax rates I saw ranged from **1.53%** (Lillian, Oak Creek Ranch, outside city limits) to **2.5%** (David Weekley, Redden Farms).
- Bloomfield says Villages of Walnut Grove has **no MUD or PID**, and Lillian says The Arbors and Oak Creek Ranch have none.
- File your homestead exemption after you move in. The school homestead exemption is \$140,000, plus \$60,000 more at 65+ or with a disability.

Sources: midlothian.tx.us/1113 (PID plans) ; MidTowne SAP Ord. 2026-57 ; tipbond.com/case-studies/bridgewater-project ; capitol.texas.gov SB 3048 analysis ; midlothianisd.org/departments/finance/tax-information ; comptroller.texas.gov/taxes/property-tax/exemptions.

Coming soon, planned and recently sold out

Lennar Heirloom

Coming soon at FM 875 and Baucum Rd, Midlothian ISD. Cottage, Classic and Woodbridge collections, 1,311 to 3,353 sq ft, with a pool, dog park and trails. Interest list is open.

BridgeWater expansion

City Council approved adding nearly 600 acres of mixed residential and commercial space on Aug 11, 2026, with townhome buildings capped at eight units.

Bluebonnet Hills

A 448-acre plan north of US 287/67 near Padera Lake with its own management district. A new luxury builder was introduced at Planning and Zoning in February 2026.

Also in the pipeline

D.R. Horton at Westside Preserve, a new Grand Homes model at Somercrest, Lillian's on-site Oak Creek Ranch sales center, and several zoning cases (Eastside Village at Walnut Grove and US 287, Seagraves off S 14th St).

Recently sold out

Perry's Lakes of Somercrest, the Landsea section of Villages of Walnut Grove, and Elmwood's Jordan Run and Winding Creek are sold out. Brightland's Westside Preserve section is reported sold out. When a community closes out, resale homes there become your next option, and I watch those too.

Love a community that is sold out?

Tell me. Resale listings in newer neighborhoods often still have builder warranty time left, and I can set up an alert so you hear first.

Sources: lennar.com (Heirloom) ; midlothian.myopentexas.org (meeting summaries Aug 11 and Feb 17, 2026; development page) ; capitol.texas.gov SB 3 048 ; drhorton.com ; grandhomes.com ; lillianhomes.com ; perryhomes.com ; citybiz.co ; jome.com.

Where this information comes from

All websites viewed October 20, 2026. Builders update pricing and incentives often.

1. myelmwoodhome.com/communities/midlothian ; /homes ; /communities/midlothian/jordan-meadows ; /hidden-lakes-on-mockingbird ; /onward ; /ashford-estates
2. perryhomes.com/new-homes/texas/dallas/bridgewater ; /bridgewater/bridgewater-60 ; /bridgewater/bridgewater-70-80 ; /somercrest ; perryhomes.com/blog/bridgewater-midlothian-tx-community-highlights
3. realtor.com/community-detail/Bridgewater-60_1426-Fieldstone-Drive_Midlothian_TX_76065_Q717000083802 and Bridgewater-7080 (Q717000083803) ; realtor.com/newhomecommunities/Midlothian_TX
4. bridgewater.tx.com ; bridgewater.tx.com/schools ; tipbond.com/case-studies/bridgewater-project
5. highlandhomes.com/dfw/midlothian/bridgewater ; amlegendhomes.com/communities/texas/midlothian/bridgewater ; tripointehomes.com/tx/dallas-fort-worth/discovery-collection-at-bridgewater ; /inspiration-collection-at-bridgewater
6. jhoustonhomes.com/community/ bridgewater, redder-farms, jordan-meadows, hayes-crossing, ridgepoint, hartson-estates
7. redderfarmstx.com ; davidweekleyhomes.com (Redden Farms Executive and Manor) ; impressionhomes.net/communities/redden-farms-active-adult ; risewellhomes.com
8. bloomfieldhomes.com/new-homes/tx/midlothian/ westside-preserve, villages-of-walnut-grove, mockingbird-heights
9. firsttexas.com/lp/new-homes-midlothian-tx-westside-preserve ; firsttexas.com/community/midlothian/16501/hawkins-meadows ; /16553/shady-valley-estates
10. kindredhomes.com (Westside Preserve) ; chesmar.com (Westside Preserve) ; drhorton.com/texas/fort-worth/midlothian/westside-preserve ; drbhomes.com
11. grandhomes.com/community/somercrest/120 ; lillianhomes.com (The Arbors, Oak Creek Ranch) ; williamryanhomes.com/dfw/midlothian/midtowne ; heritagetowne.com ; beazer.com/dallas-TX/midlothian/goodland ; goodlandtx.com/live-here ; canyoncreektx.com/properties/hidden-lakes
12. lennar.com/new-homes/texas/dallas-ft-worth/midlothian/heirloom/classic-collection ; jome.com (Hidden Lakes, Onward, Jordan Run, Winding Creek)
13. midlothian.tx.us/945/Budget-and-Tax-Rate-Information ; midlothian.tx.us/1113 (PIDs) ; midlothianisd.org/departments/finance/tax-information ; comptroller.texas.gov/taxes/property-tax/exemptions ; capitol.texas.gov SB03048
14. midlothian.myopentexas.org/development and meeting summaries (AI-generated summaries of public meetings; confirm in official minutes)
15. midlothian-tx.org/workforce-education ; redfin.com/city/12288/TX/Midlothian/housing-market
16. Full URL list with dates: builders_communities.xlsx (Sources tab) and research.md

ABOUT KIMBERLY

Let's find your Midlothian home.



I was raised and grew up in Midlothian, and I spent 10 years as a teacher before real estate. I love helping relocating families, first-time buyers, VA buyers and new construction buyers find the right fit. I am happy to tour models with you, compare incentives, review builder contracts and walk with you through closing.

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Please read. Prices, incentives and availability are as of October 20, 2026, come from builders' public websites or the listed third-party sources, and are subject to change without notice. Items marked unverified or aggregator should be confirmed with the builder. School zoning, tax rates, district assessments and HOA dues should be independently verified. This guide is general education, not legal, tax or financial advice, and is not an offer by any builder. Site-built homes only.

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