



CALLAN

VILLAGE

LIVE . GATHER . ENJOY .



MASTER PLAN



PHASE ONE



Welcome to Callan Village, Waco's newest master-planned community. We are excited to show you what we have been working on. Master-planned means that we have attempted to think about all the details ahead of time – great homes (built with restrictions and strong guidelines), quality schools (where children can thrive in and out of the classroom), pool, playground, pavilion, and common areas (where families can **GATHER** and **ENJOY** valuable time together and with neighbors and friends).

We invite you to take a look at Callan Village today... a cool place to **LIVE**, to **GATHER**, and to **ENJOY**.

Coming Fall 2020 - Phase One

To be completed in the fall of 2020, Callan Village Phase 1 will include (63) homesites, as well as our distinctive **GATHER** spot; pavilion, playground, and family pool.



COMMUNITY FEATURES



PLANNED COMMUNITY

We have attempted to address every detail to make Callan a great place to call home. Park space, resort pool, and play areas will compliment deed restricted custom homes.



LORENA ISD

Residents of Callan Village will be located in the Lorena Independent School District. Lorena ISD provides its students with a highly acclaimed education, while also maintaining a "small community" feel.



FAMILY AMMENITIES AND RESORT POOL

Callan Village will be a special place for families to **GATHER** and **ENJOY** free time. A resort style pool, community pavilion, and playground will provide a great setting for the neighborhood.
**Pool is being designed.*



CITY OF WACO

Callan Village is located within the city limits of Waco, which means we enjoy all City of Waco services, including water, sewer, trash collection, as well as fire and police protection.



PLAYGROUND AND PRACTICE FIELDS

There is no place like home. No doubt, but being close to home and having access to a cool place to play (and practice) will make Callan different from other locations.



CLOSE TO HOME

Callan Village is a short commute to all things work, life, and play-related in Waco. With easy access to Hewitt Drive, HWY 84, and I-35, residents are conveniently located to some of Waco's major thoroughfares.



NEIGHBORHOOD POOL





CALLAN
VILLAGE

AVAILABLE LOTS



PHASE ONE
COMING FALL 2020

LOTS STARTING AT
\$75,900



CONVENIENT LOCATION



MAGNOLIA SILOS

10 Miles
17 Minute Drive



BAYLOR UNIVERSITY

11.3 Miles
17 Minute Drive



BAYLOR, SCOTT, & WHITE HOSPITAL

6.2 Miles
11 Minute Drive



LORENA ELEMENTARY

8.1 Miles
12 Minute Drive



LORENA MIDDLE SCHOOL

8 Miles
12 Minute Drive



LORENA HIGH SCHOOL

8.4 Miles
13 Minute Drive



H.E.B.

2.8 Miles
6 Minute Drive



WAL-MART

2.5 Miles
6 Minute Drive



RICHLAND MALL

5.6 Miles
10 Minute Drive

PRESENTED BY



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