





SINGLE FAMILY HOMES

4714 BUTTONBUSH DRIVE, MANSFIELD, TX 76084



Welcome to Prairie Ridge at Goodland, a master-planned community that offers a harmonious blend of comfort and convenience in Ellis County, Texas. Here, you'll find an array of exceptional amenities, including an amenity center, pools, a splash pad, a dog park, and a playground, ensuring endless fun for residents of all ages. Located less than three miles from the highly regarded Midlothian ISD and with plans for a future onsite elementary school, Prairie Ridge at Goodland is a perfect choice for families seeking quality education opportunities. With quick access to US-287, commuting and daily conveniences are just a breeze away.



TAX RATE 2.4489%



\$1,375/Annually \$275 One Time Capitalization Fee



MIDLOTHIAN INDEPENDENT SCHOOL DISTRICT

Vitovsky Elementary School

Seale Middle School

Midlothian High School



















*This information is summary in nature and believed correct at time of publication. Pricing, features, plans, terms, availability, specifications, amenities, promotions and/or incentives and community or neighborhood information are subject to change without notice or obligation. Home prices refer to the base price of the house and do not include options or premiums, unless otherwise indicated for a specific home. Stated dimensions, square footage, floorplans, elevations, colors and homests exists are approximate and should not be used as a representation of any home's or homestic's estimated or actual size, floation or orientation and are subject to change without notice. Not all features and options are available in all notices, representations of the subject to change without notice. Maps may not be to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sevail orientation, disability, familial status, or actional origin. No guarantee is made regarding any particular area public school or school district or that any particular public school or school district or that any particular public school or school district or that any particular area for a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a subject to change without notice. Promotional or as a su



DESIGN STUDIO EXPERIENCE — an immersive process that puts you at the heart of every design decision. From the comfort of your couch, explore and select finishes, flooring, cabinetry, and color palettes tailored to your lifestyle and vision.

Once your initial selections are complete, you'll step into our Design Center, where one of our seasoned, award-winning design professionals will work closely with you to finalize every detail. With expert guidance and cutting-edge visualization tools, we'll help bring your dream home to life — beautifully and effortlessly.



SCAN TO TAKE A VIRTUAL TOUR OF OUR DESIGN CENTER









FEATURED FLOORPLANS



EBONY II

5 BED | 3-4 BATH | 1 HALF BATH | 2 STORY 3,994 SQ FT



HAWTHORN II

4-6 BED | 3-4 BATH | 2 STORY 3,173 SQ FT



IRONWOOD II

4-6 BED | 3-4 BATH | 2 STORY

2,765 SQ FT



BOXWOOD III

5-6 BED | 3-4 BATH | 1 HALF BATH | 2 STORY 3.740 SQ FT



CYPRESS II

5-5 BED | 2-4 BATH | 1 HALF BATH | 2 STORY 2,973 SQ FT



COTTONWOOD II

4 BED | 2 BATH | ONE STORY

1,914 SQ FT





AMENITIES

Splash in the pool. Run around on the playground. Take a long walk on an even longer trail. Soon you could ride your bike to coffee or dip your toes in the pond. You'll find life at Goodland is at once simpler and richer. Residences are also excited to welcome "The Retreat" in 2026 - an additional feature in this boastful community where neighbors can gather at the clubhouse, fitness center, fishing pond, event lawn, and more.

- + Resort Style Pools
- + Splash Pad
- + Amenity Center
- + Dog Park
- + Walking Trails
- + Event Lawn
- + Event Complex
- + Pickleball Courts
- + Athletic Courts







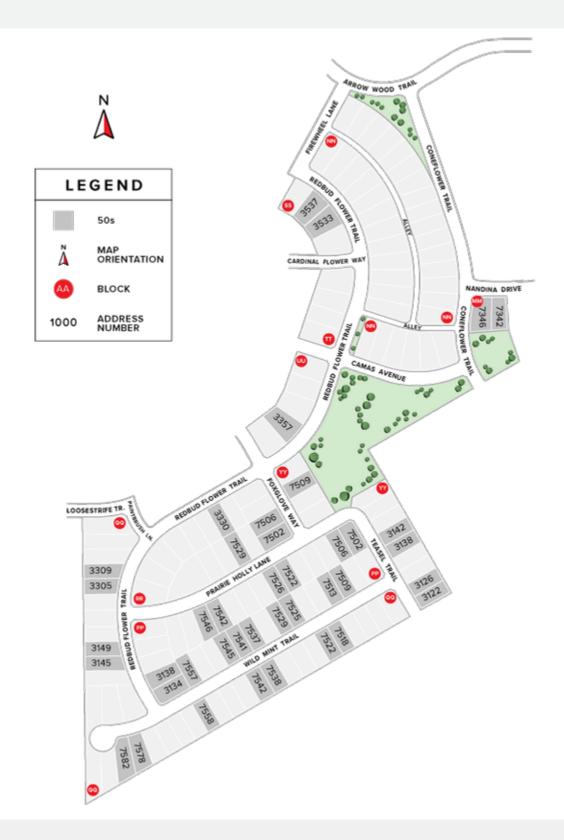




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GOODLAND COMMUNITY MAP









OUR PROMISE

At HistoryMaker Homes, we believe a home is more than just a place—it's the heart of your story where life's most precious moments unfold, and we're honored to build the foundation for those moments with our customers. For over 75 years, our Texas roots and fifth-generation family-owned values have inspired us to build homes that embody comfort, integrity, and quality. As Texas' oldest volume homebuilder, we honor our legacy by blending tradition with expertise while prioritizing customer satisfaction and true Texas hospitality. From our humble beginnings to our position as an industry leader, our unwavering commitment to excellence and establishing trust with our customers sets us apart. When you choose HistoryMaker Homes, you're not just buying a house; you're trusting in a longstanding tradition that celebrates family. Welcome Home!





THE HISTORYMAKER ADVANTAGES[™]



Homebuilding at its Best with Lifestyle Advantages™

Lifestyle Advantages™ creates homes that fit the way you live, going beyond just function and style.

- Personalize your floor plan and selections, view transparent pricing, and work with our expert design team to bring your vision to life
- Enjoy maximized functional space, expert construction, energy e ciency, and integrated technology, using advanced methods such as precision roof trusses and open-web floor joists to ensure quality and stability
- Your new home is more than just a place to live it's a place to thrive, built for today and ready for tomorrow



A Seamless Homebuying Journey with

Suite of Services Advantages™

Our comprehensive Suite of Services Advantages™ program ensures a smooth and enjoyable homebuying experience from start to finish. With our trusted network of partners, you can:

- · Secure financing through Lifestyle Home Lending
- Enjoy a seamless closing process with Trinity Title
- Protect your new home and save with Hotchkiss Insurance, covering home, auto, and more



Take Comfort in our Home Warranty Advantages™

The HistoryMaker Homes Home Warranty Advantages™ is designed to elevate your homeownership experience, o ering comprehensive protection and exceptional service to ensure your home remains a source of comfort and pride for years. Our unique 10-year warranty provides peace of mind, with robust coverage and unmatched support to safeguard your investment against unexpected issues. With this warranty program, you can rest easy knowing your home is protected





THE HISTORYMAKER DIFFERENTIATORS

+ OUR LEGACY

A Foundation Built on Generations

With over 75 years of experience and five generations of family ownership, we've proudly earned our reputation as Texas' oldest and most trusted volume homebuilder. Our legacy is more than just a timeline – it's a story of adaptability, and a relentless commitment to quality. At HistoryMaker, we honor the traditions that have shaped who we are today, while focusing on building homes that meet the needs of tomorrow.





+ OUR EXPERTISE & OUR PEOPLE

Expertise Driven by Passion

At HistoryMaker Homes, we don't just follow trends - we set them. Our team of industry-leading experts is at the heart of everything we do, driven by a passion for constructing quality homes and creating communities that truly enrich the lives of those who live in them. For over 75 years, we've refined the art of delivering hospitable service at every step of the journey. From the moment you walk through our doors, you'll find a team of passionate professionals, each committed to exceeding your expectations. It's this combination of seasoned expertise, unwavering dedication, and heartfelt hospitality that sets us apart – delivering not just a home, but an experience that is personalized, memorable, and built on trust.

+ OUR DESIGN & CONSTRUCTION

Where Quality Meets Innovation

A home is more than just walls; it's where memories are made, milestones are celebrated, and families' stories unfold. Our thoughtfully designed homes adapt to the evolving needs of growing families, balancing both style and quality. With expert construction, energy-e cient features, and integrated technology, our homes are built to enhance everyday life and provide lasting value, creating a place for comfort, connection, and lasting memories for your family.





+ YOUR EXPERIENCE

Partnering with a Leading Homebuilder

You're about to embark on one of the most exhilarating journeys, and we're thrilled to be part of it. With our extensive industry expertise, you can trust that when you choose HistoryMaker, you're partnering with a leader who understands your needs and is committed to fulfilling them with unmatched dedication, care, and excellence. Our customers rave about their exceptional homebuying experience, and our 94% overall GuildQuality™ rating speaks for itself.





HISTORYMAKER HOMES SPECIAL OFFERS

NEIGHBORHOOD HEROES PROGRAM

EXTENDING HOME SAVINGS TO LOCAL HEROES

WE'RE OFFERING AN EXTRA

\$1,000

TO HELP PERSONALIZE YOUR HOME*



From teachers, doctors, and first responders to soldiers and veterans, we're grateful for the local heroes that work every day to make our communities better.

To say thanks, HistoryMaker
Homes is welcoming heroes to the neighborhood with an additional \$1,000 towards personalizing your home.*

When it comes to your friends and family members, you want their homebuying experience to be as smooth as possible. As a HistoryMaker homeowner you can refer them to HistoryMaker Homes, and earn a referral fee. We'll be honored to take care of them as they become a member of our #HMHFAMILY.

HOMEOWNER REFERRAL PROGRAM

TREAT YOURSELF - REFER ONE, EARN ONE

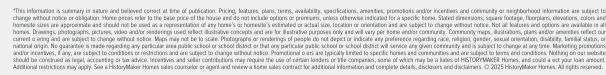
EARN

\$500

FOR EVERY REFERRAL TO HISTORYMAKER HOMES*











BUILDING TRUST SINCE 1949

GOODLAND

4714 BUTTONBUSH DRIVE MANSFIELD, TX 76084



817.736.0601 historymaker.com

