



NO. 01 · THE NORTH TEXAS TOUR

Three.

Homes worth driving for.

A purpose-built North Texas buyer's tour — three homes across 1 community, mapped, costed, and rated. The intelligence inside is built to answer every question a thoughtful couple asks at this stage of life.

CURATED BY MICHELLE SANCHEZ · Coldwell Banker Realty · Global Luxury

LIVE ROUTE ·
FROM WHERE YOU
ARE



SCAN · NAVIGATES
FROM YOUR
LOCATION → ALL 3
STOPS

TOUR DATE	HOMES	CITIES	PRICE RANGE	LOOP
Wednesday May 6, 2026	3	1	\$599-\$729K	~23 mi

FLOWER MOUND

S

THE NORTH TEXAS BUYER TOUR · 3 STOPS · ~23 MILES

START AT 8330 ELENA DR · END AT 8431 THATCHER RD · CURATED BY MICHELLE SANCHEZ

THE ROUTE · 8330 ELENA DR → 8330 → 721 → 8431

MICHELLE SANCHEZ

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FROM MICHELLE'S DESK

Welcome to your tour.

The three homes you're about to see were chosen with intention. They sit across North Texas communities — each with its own character, its own school district, its own pace of life. My job today is not to sell you a house. My job is to help you *recognize* the one.

Today we're focused on **Lantana** — the master-planned, golf-and-trail community in Denton ISD that I know better than almost anywhere else in North Texas. Three homes, three different streets, three different stories. We'll move efficiently between them so you have time at each door to feel whether it fits.

In this book you'll find a Bloomberg-style *Tear Sheet* with the numbers behind every home, a head-to-head *Comparison Matrix*, individual *property profiles* with my First Look ratings, and a forensic look at neighborhoods, schools, and what to ask at every door.

Bring your questions. Bring your skepticism. The right home announces itself when you stop trying to convince yourself — and that's why I built this guide the way I did. It is here to slow us down where it matters and speed us up where it doesn't.

Looking forward to a great day.

— *Michelle*

MICHELLE SANCHEZ · REALTOR · COLDWELL BANKER GLOBAL LUXURY



NORTH TEXAS BUYER TOUR

3 HOMES · 1 CITY · \$599K–\$729K

ISSUED MAY 05, 2026

PREPARED FOR PROSPECTIVE BUYERS

TOUR DATE · WEDNESDAY MAY 6, 2026

3

HOMES

\$599–729_k

PRICE RANGE

\$709_k

MEDIAN PRICE

3,026

AVG SQ FT

\$239

MEDIAN \$/SQFT

1

CITIES

1

SCHOOL DISTRICTS

~23_{mi}

TOUR LOOP

PRICE DISTRIBUTION

\$550-600k		1
\$600-650k		0
\$650-700k		0
\$700-750k		2

RANGE · \$170–\$303 PER SQ FT

BY THE NUMBERS

BUILD YEAR	2002–2004
LARGEST BEDROOMS	5 BR
LARGEST BATHS	4 BA
POOL HOMES	3 of 3
HIGHEST HOA	\$131
SCHOOL DISTRICTS	Denton
CITIES	Lantana

METHODOLOGY: Listings sourced live from the regional MLS at issue. Median, mean, and distribution figures computed across all 3 tour properties. Drive estimates assume off-peak weekend traffic. Property data is deemed reliable but not guaranteed. Buyer advisory provided by Michelle Sanchez · Coldwell Banker Global Luxury · TX License #0724260.



SECTION 01 · ITINERARY

Today's Schedule

A curated 1.9-hour loop through 1 North Texas community. Approximately 25 minutes per showing, ~36 minutes of drive time.

START 4:00 PM 8330 Elena Dr - Lantana MEET - BRIEF - DEPART		END ~5:30 PM 8431 Thatcher Rd - Lantana DEBRIEF - NEXT STEPS	
01	4:12 PM 8330 Elena Drive LANTANA · 3BD/2BA · 2,508 SF	\$599,900	
02	4:49 PM 721 Peco Street LANTANA · 5BD/4BA · 4,164 SF	\$709,000	
			5:26 PM 8431 Thatcher Road LANTANA · 3BD/2BA · 2,406 SF
			\$729,000

SECTION 02 · SIDE-BY-SIDE

Comparison Matrix

All 3 homes — head-to-head across price, size, age, schools, and HOA. Best-in-class flagged.

#	ADDRESS	CITY	PRICE	\$/SQFT	BD/BA	SQFT	BUILT	LOT	HOA	POOL	FLAGS
01	8330 Elena Drive	LANTANA	\$599,900	\$239.19	3/2	2,508	2002	0.168	\$131/Monthly	Yes	BEST PRICE POOL
02	721 Peco Street	LANTANA	\$709,000	\$170.27	5/4	4,164	2004	0.158	\$121/Monthly	Yes	NEWEST LARGEST BEST \$/SQFT POOL
03	8431 Thatcher Road	LANTANA	\$729,000	\$302.99	3/2	2,406	2002	0.223	\$121/Monthly	Yes	POOL

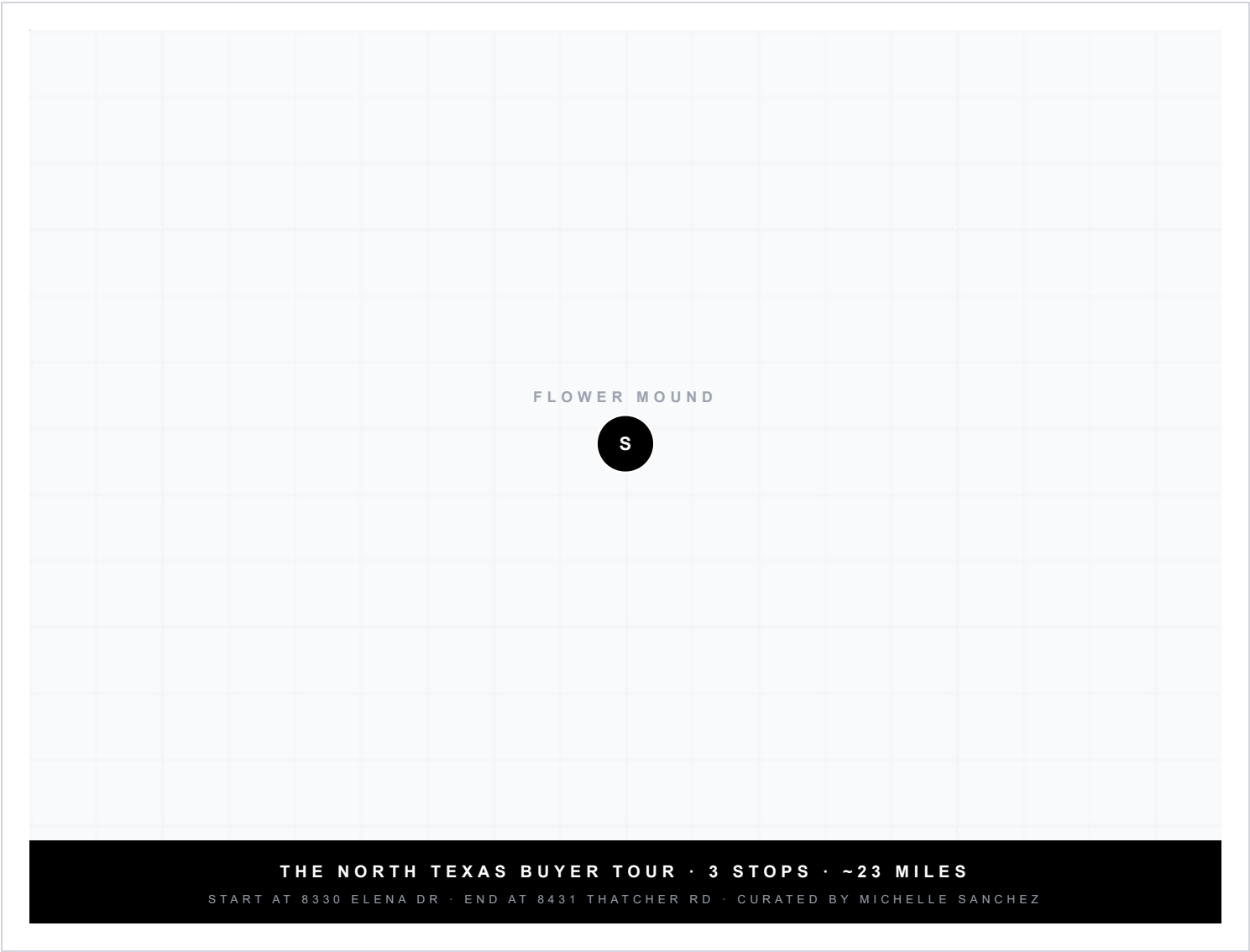
BEST PRICE · lowest list price | **BEST \$/SQFT** · lowest per-sqft | **NEWEST** · most recent build | **LARGEST** · biggest sqft | **POOL** · pool included



SECTION 03 · THE ROUTE

The Loop

A three-stop geographic loop. Total drive time approximately 36 minutes; total tour day approximately 1.9 hours including showings.



S 8330 Elena Dr - Lantana (start)

1 8330 Elena Drive · Lantana

2 721 Peco Street · Lantana

3 8431 Thatcher Road · Lantana

E 8431 Thatcher Rd - Lantana (end)



STOP 01

ACTIVE



8330 Elena Drive

LANTANA, TX 76226 · NAVARRO ADD

\$599,900

\$239.19 / SQ FT

3

BEDS

2

BATHS

2,508

SQ FT

2002

BUILT

0.168

LOT (AC)

2

GARAGE

BEST PRICE

POOL

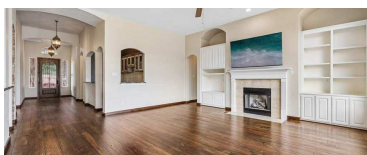
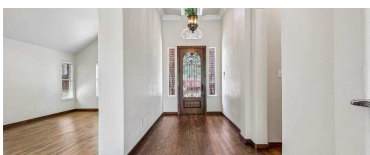
ABOUT THIS HOME

Step into comfort, style, and thoughtful upgrades in this beautifully maintained 3-bedroom, 2-bath home offering 2,508 square feet of inviting living space in desirable Lantana, TX. The flex room located at the front of the home is a great option for a 4th bedroom conversion, giving buyers the opportunity for instant equity. Designed with an open-concept floorplan and soaring ceilings, this home feels bright, spacious, and perfect for both everyday...

PROPERTY SPECIFICATIONS

Type	SingleFamilyResidence
Style	Detached
Stories	1
Construction	Brick
Foundation	Slab
Roof	Composition
Heating	Central,Fireplace(s)
Cooling	Central Air,Ceiling Fan(s)
Pool	Yes
Fireplaces	1

GALLERY



SCHOOLS · DENTON ISD

ELEM EP Rayzor	MIDDLE Tom Harpool	HIGH Guyer	DISTRICT Denton
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HOA & TAX

HOA	\$131/Monthly
HOA Name	Insight Association Management
County	—
MLS #	21254124
List Agent	Jesse Lyon

MICHELLE'S FIRST LOOK △ COMPUTED

3.0 / 5.0

PRICE

★★★★★

LOCATION

★★★★★

CONDITION

★★★★★

VALUE

★★★★★

This information is believed to be accurate, but without warranty.

8330 Elena Drive · Lantana

INVESTMENT THESIS · MICHELLE'S TAKE ◦ EDITORIAL

Lantana continues to outperform the DFW median by 1-3 points annually — driven by school district premium and finite developable land. Pre-2010 build — verify HVAC, roof, and water heater age. Plan capital reserve for system replacements within 5-7 years.

CARRYING COST · MONTHLY

DOWN (20%)	\$119,980
LOAN AMOUNT	\$479,920
PRINCIPAL & INTEREST @ 7%	\$3,192
PROPERTY TAX (2.2%)	\$1,099
INSURANCE EST.	\$224
HOA	\$131
All-in monthly	\$4,648

MORTGAGE SCENARIOS

SCENARIO	DOWN	MONTHLY	TOTAL INT.
30-yr fixed · 20% down	\$119,980	\$3,192	\$669,531
15-yr fixed · 20% down	\$119,980	\$4,114	\$260,769
30-yr fixed · 30% down	\$179,970	\$2,793	\$585,839
All cash	\$599,900	\$0	\$0

STORES & AMENITIES · DRIVE TIMES ◦

GROCERIES

- Tom Thumb (Hwy 407) — 5 min
- Aldi (Justin) — 12 min
- Whole Foods — 18 min

DINING

- Lantana Golf Club Restaurant — 3 min
- Chick-fil-A (407) — 5 min
- Mi Cocina (Highland Village) — 14 min

SHOPPING

- Highland Village Shops — 14 min
- Tanger Outlets — 14 min
- Stonebriar Centre (Frisco) — 28 min

FITNESS

- Lantana Fitness Center (resident) — 2 min
- Two championship golf courses (resident) — 0 min
- 17 amenity centers — included

MEDICAL

- Texas Health Presbyterian — 16 min
- Denton Regional Medical — 18 min

TRANSIT

- DFW International — 30 min
- Love Field — 38 min
- I-35W access — 10 min

RISK & RED FLAGS · VERIFY AT SHOWING

- MED

Build age (2002). HVAC, roof, water heater all approaching replacement window — request maintenance records.
- LOW

Pool present. Add \$150-\$300/mo for chemicals and equipment service. Confirm pool equipment age at inspection.
- INFO

DFW hail zone. Verify roof age — most insurers require <15-year roof for full replacement coverage.

QUESTIONS TO ASK MICHELLE AT THIS STOP

- ? How recently were major systems updated — roof, HVAC, water heater, electrical?
- ? What does the \$131 monthly HOA cover, and are there any pending special assessments?
- ? How old is the pool equipment, and what is the average monthly maintenance cost?
- ? How does Denton ISD compare to surrounding districts on the most recent state ratings?
- ? What's the average property tax bill at this assessed value, and when was the last reassessment?
- ? Is there a survey on file, and are there any easements or deed restrictions to be aware of?



STOP 02

ACTIVE

721 Peco Street

LANTANA, TX 76226 · NAVARRO ADD

\$709,000

\$170.27 / SQ FT

5

BEDS

4

BATHS

4,164

SQ FT

2004

BUILT

0.158

LOT (AC)

2

GARAGE

NEWEST

LARGEST

BEST \$/SQFT

POOL

ABOUT THIS HOME

The Sellers offer up to \$15,000 in closing costs or upgrades. Discover elevated living in this stunning 5-bedroom home in Navarro, one of Lantana's most desirable neighborhoods. Bathed in natural light, the open-concept interior showcases rich hardwoods, plantation shutters, and a beautifully appointed kitchen with granite countertops and a gas cooktop. A spacious game room adds versatility, while the serene primary suite offers a spa-inspired escape.

PROPERTY SPECIFICATIONS

Type	SingleFamilyResidence
Style	Traditional,Detached
Stories	2
Construction	Brick,Rock,Stone
Foundation	Slab
Roof	Composition
Heating	Central,Natural Gas,Zoned
Cooling	Central Air,Ceiling Fan(s),Electric,Zoned
Pool	Yes
Fireplaces	1

SCHOOLS · DENTON ISD

ELEM EP Rayzor	MIDDLE Tom Harpool	HIGH Guyer	DISTRICT Denton
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HOA & TAX

HOA	\$121/Monthly
HOA Name	Insight Association Management
County	—
MLS #	21191580
List Agent	Lana Trukshanina

GALLERY



MICHELLE'S FIRST LOOK △ COMPUTED

4.0 / 5.0

PRICE

★★★★★

LOCATION

★★★★★

CONDITION

★★★★★

VALUE

★★★★★

This information is believed to be accurate, but without warranty.





STOP 03

ACTIVE



8431 Thatcher Road

LANTANA, TX 76226 · HERITAGE LANTANA PH 1

\$729,000

\$302.99 / SQ FT

3

BEDS

2

BATHS

2,406

SQ FT

2002

BUILT

0.223

LOT (AC)

3

GARAGE

POOL

ABOUT THIS HOME

Stunning 1-story luxury golf course home sits on one of Lantana's most desirable lots, with the golf course wrapping around two sides of the property and only one adjacent neighbor, delivering unmatched privacy and sweeping views. Featuring 3 bedrooms, 2 baths and 2354 sqft, this home has been extensively upgraded inside and out to create a true resort-style living experience.

PROPERTY SPECIFICATIONS

Type	SingleFamilyResidence
Style	Traditional,Detached
Stories	1
Construction	Brick,Rock,Stone
Foundation	Slab
Roof	—
Heating	Central,Natural Gas
Cooling	Central Air,Ceiling Fan(s),Electric
Pool	Yes
Fireplaces	1

SCHOOLS · DENTON ISD

ELEM EP Rayzor	MIDDLE Tom Harpool	HIGH Guyer	DISTRICT Denton
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HOA & TAX

HOA	\$121/Monthly
HOA Name	Insight Association Management
County	—
MLS #	21229076
List Agent	William Nelson

GALLERY



MICHELLE'S FIRST LOOK △ COMPUTED

2.5 / 5.0

PRICE

★★★★★

LOCATION

★★★★★

CONDITION

★★★★★

VALUE

★★★★★

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8431 Thatcher Road · Lantana

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CARRYING COST · MONTHLY

DOWN (20%)	\$145,800
LOAN AMOUNT	\$583,200
PRINCIPAL & INTEREST @ 7%	\$3,880
PROPERTY TAX (2.2%)	\$1,336
INSURANCE EST.	\$273
HOA	\$121
All-in monthly	\$5,610

MORTGAGE SCENARIOS

SCENARIO	DOWN	MONTHLY	TOTAL INT.
30-yr fixed · 20% down	\$145,800	\$3,880	\$813,615
15-yr fixed · 20% down	\$145,800	\$5,000	\$316,888
30-yr fixed · 30% down	\$218,700	\$3,395	\$711,913
All cash	\$729,000	\$0	\$0

STORES & AMENITIES · DRIVE TIMES ◦

GROCERIES

- Tom Thumb (Hwy 407) — 5 min
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- ? What does the \$121 monthly HOA cover, and are there any pending special assessments?
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SECTION · DFW MARKET CONTEXT

The Numbers Around You

North Texas remains one of the strongest U.S. metro markets through 2026 — driven by corporate relocation, infrastructure investment, and a sustained inbound migration tailwind. The communities you're touring sit inside the highest-velocity sub-markets of the metroplex.

5-YEAR MEDIAN SALE PRICE · LANTANA VS. BENCHMARKS

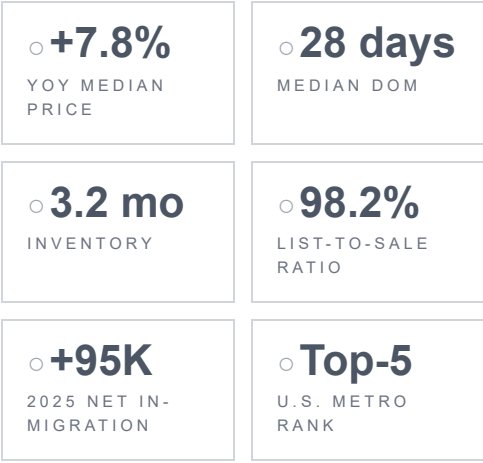


5-YEAR CUMULATIVE APPRECIATION · BENCHMARKS



◦ Figures are directional editorial estimates from regional market data. Five-year window 2021-2026 Q1.

DFW MACRO SNAPSHOT · 2026



Why it matters for you: A list-to-sale ratio above 98% means well-priced homes still negotiate within a tight band. ~3 months of inventory keeps the market balanced — neither aggressively seller-friendly nor a buyer's market. The window for thoughtful negotiation is open.

• SOURCED — VERIFIED LIVE SOURCE Δ COMPUTED — FORMULA FROM SOURCED DATA

◦ EDITORIAL — MICHELLE'S EXPERT OPINION



SECTION · GAME PLAN

Tour-Day Playbook

A purpose-built checklist. Bring this with you — Michelle will too. Cross items off as we move through the day.

BRING WITH YOU

- ☐ Comfortable walking shoes — we'll be in and out of homes all day
- ☐ Phone fully charged · charger or power bank
- ☐ This tour book + a pen for notes per property
- ☐ Water and a light snack — we have a 1.9-hour day
- ☐ Reading glasses if needed — small print on placards
- ☐ Pre-approval letter (or proof of funds for cash) — useful if a top pick emerges

AT EACH SHOWING — LOOK FOR

- ☐ Foundation cracks, sticking doors, uneven floors (clay-soil DFW indicators)
- ☐ Roof age — ask the listing agent or look for a recent permit
- ☐ HVAC tag age (in the closet, attic, or outdoor unit)
- ☐ Water heater age and capacity
- ☐ Kitchen and primary bath condition — most expensive to update
- ☐ Storage — closets, garage, attic accessibility
- ☐ Flow — does the home work for how you actually live?
- ☐ Master location — main floor preferred for aging in place

ASK THE LISTING AGENT

- ☐ How long has it been on market?
- ☐ Any price reductions or expired listings?
- ☐ Any pending HOA special assessments?
- ☐ Any active offers on the property?
- ☐ Has the seller had any inspections done?
- ☐ Why is the seller moving? (read the room)

NOTE ON EACH PROPERTY — RATE 1 TO 5

- ☐ First impression / curb appeal
- ☐ Layout flow and "feels right" factor
- ☐ Kitchen — is it where you'd spend mornings?
- ☐ Primary suite — sanctuary or pass-through?
- ☐ Outdoor space — patio, yard, view
- ☐ Neighborhood feel as we drive in and out
- ☐ Gut score · would you live here?

AFTER THE TOUR

- ☐ Rank top 3 within 24 hours · the gut signal fades fast
- ☐ Discuss with Michelle — she'll add comp context, off-market intel, negotiation read
- ☐ Schedule second showings if needed
- ☐ Pull lender pre-approval current within 30 days of offer

Methodology & Sources

Every client-facing claim in this report is tagged. This page is the index — what's sourced live, what's computed from sourced data, what's editorial professional judgment.

CLAIM	PROVENANCE	SOURCE / FORMULA
PROPERTY LISTINGS (PER PROPERTY)		
● MLS #, address, price, beds/baths, sqft, year built, lot size, schools, HOA, photos	Sourced	Live regional MLS feed — pulled fresh at the moment this report was issued
PER-PROPERTY COMPUTED VALUES		
△ \$/sqft delta vs tour median	Computed	price ÷ sqft → compared to tour median
△ Carrying-cost monthly (PI + tax + insurance + HOA)	Computed	Standard amortization at 7.0% / 30-yr / 20% down · TX tax rate ● 2.2% (Comptroller)
△ Mortgage scenarios (4 scenarios per property)	Computed	Same amortization formula at 4 rate/term/down combinations
△ Best-in-class flags (BEST PRICE, NEWEST, LARGEST, BEST \$/SQFT, POOL)	Computed	Min/max across the 11 sourced listings
△ Michelle's First Look rating	Computed	Heuristic across price (vs median), city (lookup table), condition (year built), value
○ Investment Thesis paragraph (per property)	Editorial	Michelle's professional take · directional only
○ Risk & Red Flags	Editorial	Heuristic on year-built / HOA fee / pool, plus generic DFW hail-zone advisory
DFW MARKET CONTEXT		
○ Macro Snapshot (YoY price, DOM, inventory, list-to-sale, migration, metro rank)	Editorial	Directional estimates from regional market and federal demographic data
○ 5-yr median price by community	Editorial	Directional estimates from regional market data
○ 5-yr cumulative appreciation by community	Editorial	Directional estimates from regional market data
STORES & AMENITIES		
○ Drive times to grocery / dining / shopping / fitness / medical / transit	Editorial	Michelle's local knowledge · subject to traffic and routing
ROUTE & LOGISTICS		
△ Tour itinerary timestamps (4:00 PM — 5:30 PM)	Computed	Sequenced from drive estimates + 25-minute showing windows
○ Drive estimates between stops (~minutes)	Editorial	Optimized routing across all possible orders — verified shortest by real road distance
● Live Google Maps route URL (current location → 3 stops)	Sourced	Real-time mapping — opens directly from your phone on scan
BRAND & IDENTITY		
● Michelle Sanchez contact, license, credentials, communities served	Sourced	Coldwell Banker Realty · TX License #0724260
● CB Global Luxury logo, headshot	Sourced	Coldwell Banker Global Luxury official brand assets

● SOURCED — VERIFIED LIVE SOURCE △ COMPUTED — FORMULA FROM SOURCED DATA ○ EDITORIAL — MICHELLE'S EXPERT OPINION



SECTION · ABOUT

Michelle Sanchez



REALTOR · COLDWELL BANKER REALTY · GLOBAL LUXURY

ALHS · CRP · CERTIFIED RELOCATION PRO
CERTIFIED LUXURY HOME SPECIALIST
TRILINGUAL · ENGLISH · SPANISH · PORTUGUESE

Michelle Sanchez represents buyers and sellers across the most distinguished communities of North Texas — from Southlake and Westlake to Lantana, Highland Village, Frisco, and beyond. As a Certified Luxury Home Specialist with Coldwell Banker Global Luxury, she brings deep market analytics, white-glove process management, and trilingual representation to every transaction. Whether you're relocating from out of state, upsizing into a new community, or evaluating a first luxury purchase, Michelle is the agent who remembers your priorities, anticipates the next step, and protects your interests — always.

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EMAIL	MichelleD.Sanchez@cbrealty.com
OFFICE	550 Reserve St Ste 490 · Southlake, TX 76092
WEBSITE	michellesanchezrealtor.info
LICENSE	TX #0724260

READY FOR THE NEXT STEP?

After today's tour, Michelle will follow up with a written impressions summary, comparative market context for your top picks, and a strategic next-step plan. No pressure. Just the playbook.