



# RIO VISTA

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Rolling Hillsides. Country Views. City Living.  
Join Rio Vista at Kelly ranch.

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A beautiful way of life,  
thoughtfully planned for you.

Rio Vista at Kelly Ranch (Phase I) is the newest Aledo neighborhood featuring 238 luxury lots that you can now call home. Situated within the historic 2,500-acre master planned Kelly Ranch Estates and just outside the future Avanzada Golf & Ranch Club, enjoy stunning views, rolling hillsides in an amenity driven community that spares no detail. Elevated construction standards, a variety of beautiful architectural styles and yet affordable, Rio Vista brings a new Aledo living experience like no other. Enjoy ample green space, a neighborhood park with riverfront access, golf course views, award-winning schools and a relaxed style of living with city driven amenities. Thoughtfully crafted to feel rural yet defined in a relaxed idyllic countryside, Rio Vista at Kelly Ranch is ready to welcome you.



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Kelly Ranch Estates is a 2,500-acre family-owned ranch just 20 miles west of downtown Fort Worth, TX. With careful planning and attention to the natural landscape, this master planned community allows for plenty of open green space, a connection to nature at every turn of and a sense of true community. At full buildout, the native land and rolling hills will be home to Avanzada Golf & Ranch Club, The Shops at Avanzada Commercial Development, Rio Vista at Kelly Ranch and La Dorada. Kelly Ranch Estates is situated outside of the city in Parker County and benefits from county tax rate and the Municipal Utility District (MUD) providing water and sewer. The development will also bring to the area the first "Smart City" through North Texas Fiber as the newest provider for fiber and technology.



**Size:** 2,500 ac.  
**Lots:** 2,900 total lots

With its panoramic views, rolling hill sites, live oaks, running creeks, and large recreational lakes, Avanzada Golf & Ranch Club is an awe inspiring 1,100 acres that sits atop some of the highest points in all the county. This full-service development will bring over 597 luxury homes, 52 casitas, 15 villas, an 18-hole championship golf course designed by world renowned and award-winning architect, Jim Lipe. A 65-acre mixed-use commercial development fronting Hwy. 377 will bring a walkable amenities including retail, dining, shopping, office and medical.



**Size:** 1,100 ac.  
**Lots:** 597 luxury homes, 52 casitas, 15 villas

Rio Vista at Kelly Ranch sits just outside of Avanzada Golf & Ranch Club and will bring approximately 1,200 homes to the area over a three-phase development. Phase I will bring 238 lots ranging in size from .17 to .5 acres as well as larger exterior custom lots featuring golf course views. Rio Vista Phase II and III are planned to deliver the future Aledo Elementary and Middle School and neighborhood amenities.



**Size:** 81 ac.  
**Lots:** 1,203 total lots



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# STONEFIELD HOMES



*Experience Style and Design at its finest with premier home builder, Stonefield Homes. Currently offering exceptional communities in the Dallas-Fort Worth Metroplex, and in the Houston Metro area. Building a variety of desirable home styles at multiple price points provides unique choices for Stonefield homeowners.*

*Our highly experienced, Texas based team strives to create thoughtful designs with relevant features and use quality building materials to ensure that each of our homes, regardless of price point, is its own retreat.*

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RIO VISTA AT KELLY RANCH AMENITIES

HOA OVERVIEW

- \$225 per Month
- Front Yard Maintenance
- Planned Neighborhood Amenities
  - Resort Style Pool
  - Clubhouse
  - Co-Working Spaces
  - Fitness Center
  - Pilates Studio
  - Tennis and Pickleball Courts
  - Basketball Court
  - 13 Acre Park with River Front Access
- 2 Gig Internet with North Texas Fiber Company

NEIGHBORHOOD HIGHLIGHTS

- No City Tax (<https://parkercountytx.com>)
- Municipal Utility District (MUD) providing water and sewer
- SiEnergy Gas service available
- Dual gated entrance
- Full exterior masonry & iron gates along primary roads
- Walkable community
- Pedestrian friendly
- Top-Ranked Aledo ISD Schools
- Quality homes, diverse architecture with competitive pricing

*\*Construction for amenities will begin within the next 12 months and will be located in Rio Vista Phase 2*





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RIO VISTA AREA HIGHLIGHTS



**Location Highlights**

- Adjacent to future Avanzada Golf & Ranch Club
- Community in the heart of Aledo, TX
- 10 Minutes to the Shops at Willow Park
- 18 Minutes to the Chisholm Trail
- 20 minutes to Downtown Fort Worth

**Area Amenities**

- Dickies Arena
- TCU's Amon G Carter Stadium
- Fort Worth Stockyards
- Fort Worth Zoo
- Globe Life Field
- AT&T Stadium

**Aledo ISD School District**

- Vandagriff Elementary
- McAnnally Intermediate
- Aledo Middle School
- Aledo High School
- Future Planned Elementary & Middle School

- Aledo & Benbrook Fire Departments
- Harris Southwest Hospital
- Texas Health Clearfork
- Dallas Love Field Airport
- DFW Airport
- Meacham Int'l Airport/Texas Jet

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AVAILABLE LOTS



**SIH** STONEFIELD HOMES  
DISTINCTIVE STYLE & DESIGN

  
RIO VISTA  
AT KELLY RANCH



Future Avanzada Golf & Ranch Club

- 432 ShadowFax - Model
- 460 ShadowFax – Avail.
- 454 ShadowFax – Avail.
- 600 Sandstorm – Avail.
- 612 Sandstorm – Avail.

- 615 Sandstorm – Avail.
- 801 Zenica – Avail.
- 817 Zenica – Avail.
- 229 Lantern Ridge–Avail.
- 184 Lantern Ridge–Avail.

- 157 Lantern Ridge–Avail.
- 153 Lantern Ridge–Avail.
- 138 lantern Ridge – Avail.
- 134 Lantern Ridge–Avail.
- 347 Fireblade – Avail.
- 343 Fireblade – Avail.

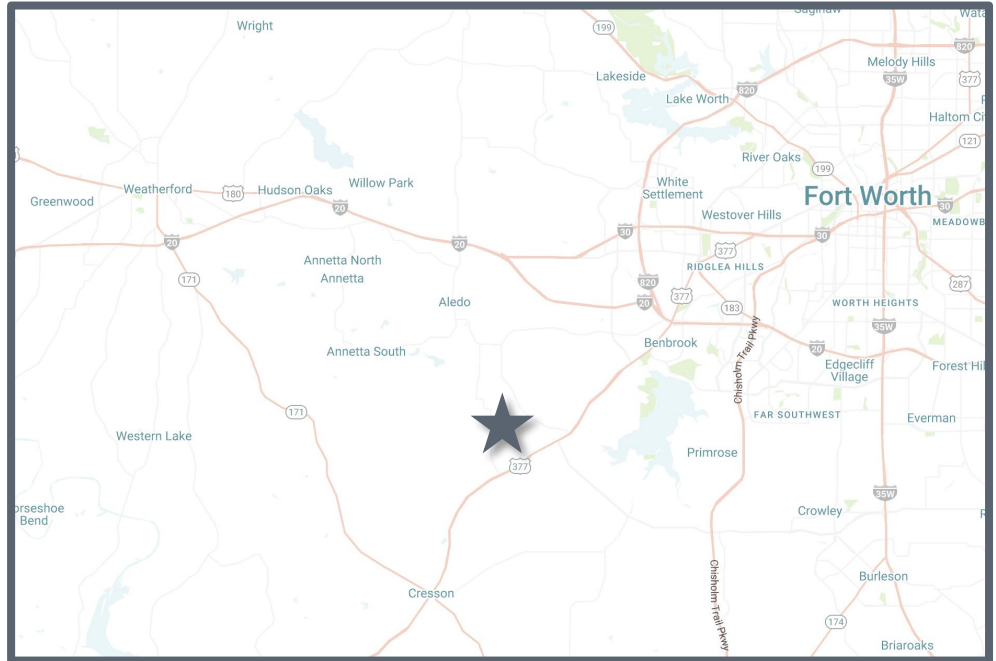
- 313 Fireblade – Avail.
- 317 Fireblade – Avail.
- 339 Fireblade – Avail.
- 404 Fireblade – Avail.
- 408 Fireblade – Avail.
- 412 Fireblade – Avail.



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REGIONAL MAP



LOCAL MAP



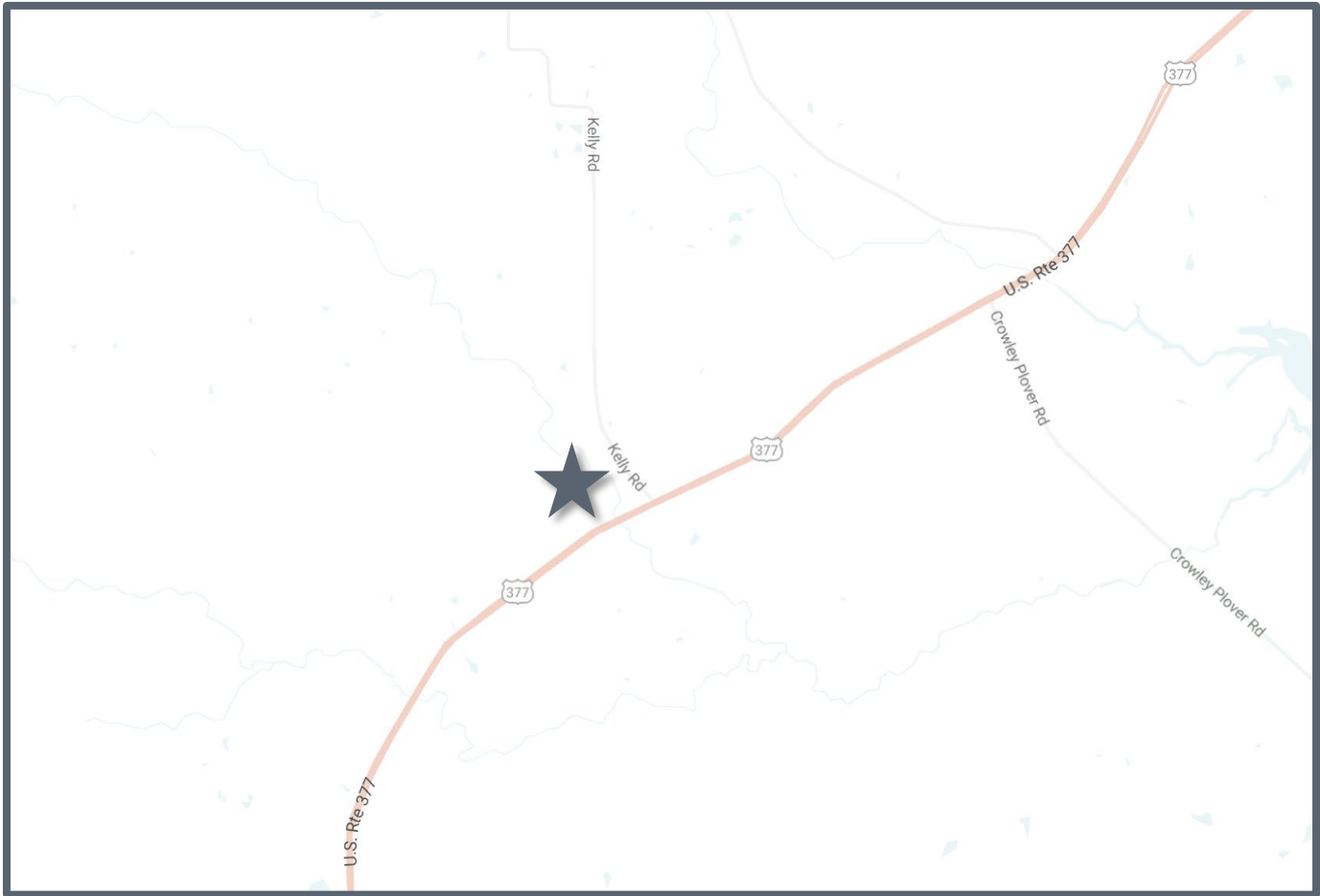




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Local map



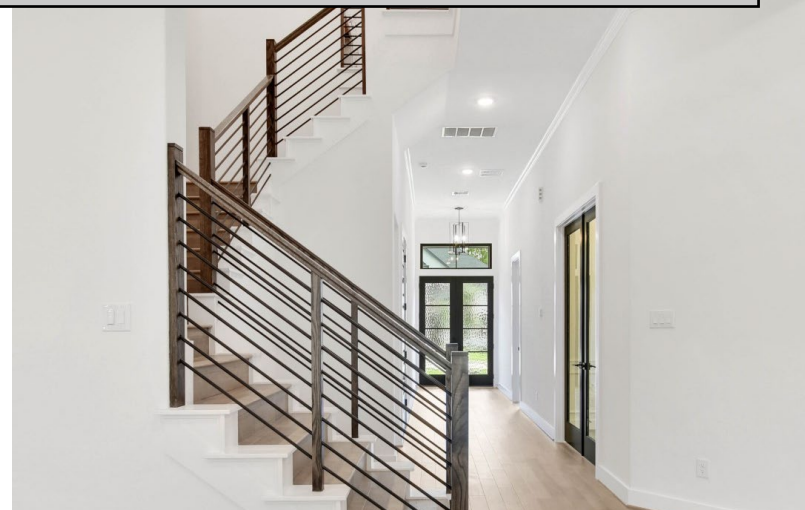


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Reach out for more information on Rio Vista at Kelly Ranch and how Stonefield can help you build your new home in this fabulous community!



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