

**NEW HOPE FARM**  
**244 Barnes Bridge Road**  
**Sunnyvale, Texas**

- location:** Sunnyvale is a 16 square mile community in eastern Dallas County between Garland and Mesquite - about 15 miles from downtown Dallas and Preston Center
- access:** the property is one mile east of the intersection of Barnes Bridge Road and Belt Line (Mapsco 40 P). Barnes Bridge Road is on the northern edge of Sunnyvale. Easy access from New Hope Farm to Interstate 30 and Interstate 635, US Highway 80 and soon to 190 (George Bush toll road). HOV lanes on I-30 and on 635. DART buses into Dallas from nearby park and ride station in Garland
- property:** open space, beautiful, varied terrain, secluded, peaceful - wildlife preserve houses are a half mile via an interior rock road from Barnes Bridge Road
- population:** the Town of Sunnyvale has about 5,000 residents
- schools:** Sunnyvale ISD - grades K-12. Elementary, middle and high school rated exemplary: high academic achievement and fiscal responsibility High School has a stadium and an active sports program
- shopping:** Town East Mall at Town East and highway 635, large shopping district along Town East Road west of Belt Line and new strip center being built at Belt Line and Town East
- Restaurants:** Many casual dining and fast food/carry out sites nearby
- Recreation:** Lake Ray Hubbard - about three miles east of New Hope Farm Several Town parks with walking/jogging paths, Samuell Farm, two tennis courts at Town Center Park, Mesquite Municipal Golf course on I-30
- Entertainment:** Mesquite Rodeo
- Government:** the Town of Sunnyvale has a mayor, 5 member Town Council various boards and commissions, a Town manager and a multi-member Town staff
- religious services:** many congregations in the area

## 244 Barnes Bridge Road, Sunnyvale, Texas

Property Size; 80 acres -two tracts (1.4 acre corner is north of Barnes Bridge Road) mainly undeveloped with four houses all completed in 1965

Town of Sunnyvale water, electric lines maintained by Oncor, gas provided through Atmos Energy, cable on site. All Town services except sewer. Whole property is served by one water meter. Main house and cottage are separately metered for electricity and gas. Guest house and caretaker house are metered together.

main house; 2 story  
approximately 3399 square feet  
Pier and beam construction  
3 bedrooms, 2 full baths + 3 half baths  
Semi-attached cabana with 1978 square feet with 2  
baths, each with shower  
Two car garage with large storage closet  
Foundation sprinkler system  
2 500 gal. septic tanks

cottage: single story ranch house  
approximately 2139 square feet  
Pier and beam construction  
3 bedrooms and two baths  
2 car garage  
Two 500 gal. septic tanks

guest house: one story: Architect Pratt, Box & Henderson  
approximately 1400 Square feet  
Pier and beam construction  
Two bedrooms, two baths  
Detached garage  
Two 500 gal. septic tanks

caretaker house: single story  
approximately 1219 Square feet  
Pier and beam construction  
One bedroom, one bath  
Connected to guest house septic system