



SOLTERRA
— TEXAS —

A Huffines Signature Community™

WHERE LIVING IS

Brilliant

FAQ



Frequently Asked Questions

1 Where is Solterra Texas located?

Solterra Texas is located in Mesquite, TX, ~13 miles southeast of Downtown Dallas. This ideal location ensures easy access to five major highways, including I-635 (3 miles), I-20 (4 miles), and US 80 (5 miles). The best address is 1545 Solterra Blvd, Mesquite, TX 75181, which will take you to the 8-acre amenity complex.

3 How many new homes are available and what is the price range?

At complete build, Solterra Texas will have around 3,900 homes within the 1,400-acre community. Home prices start in the mid \$300,000's and go to over \$700,000 with many builders to choose from. To stay up-to-date on the latest availability and pricing, including quick move-in options and special promotions, head to the [Find your Home page!](#)

5 What school district is Solterra Texas in?

Solterra Texas falls under the Mesquite Independent School District (MISD) known for its student-centered approach and diverse educational offerings. Solterra has an on-site elementary school, [Gentry Elementary](#), conveniently located within walking distance to many homes. Residents are also served by [Berry Middle School](#) (0.4 miles) and [John Horn High School](#) (1 mile) which both directly neighbor the community. There is also [Vanguard High School](#) (2 miles) that offers 15 different programs where students can earn industry certifications that are typically not offered in traditional high schools! One unique aspect of Solterra is that 6 different schools are within walking or biking distance of the community!

7 How can potential buyers tour Solterra Texas or learn more?

To learn more about Solterra Texas call 469-871-7695 or visit the Sales Center located, inside the Amenity Complex. The address for the amenity complex is [1545 Solterra Blvd, Mesquite, TX 75181](#). Buyers can also schedule model home tours directly with each builder. Builder contact info can be found [here](#).

2 Who are the Solterra Texas Builders?

At Solterra, you have 11 top builders to choose from, each offering unique styles, floor plans, and features. From large national builders to regional builders, you'll find the perfect fit for your needs and at an attractive price range, between \$300K-\$700K. Explore your options on our [Builders page](#) and find your ideal new home!

4 What amenities does Solterra Texas offer?

Current amenities include: [The Headquarters 8-acre amenity complex](#) which features a world class fitness facility, an event ball room, co-working spaces and meeting rooms inside. The outside of the complex offers three swimming pools, a toddler splash pad, pickle ball courts, an event lawn, a 25-acre stocked [fishing lake](#), 15-miles of bike and [hiking trails](#), dog parks with splash play, and the [Lookout Tree House Park](#).

6

Who designed and developed Solterra Texas?

Solterra was created by [Huffines Communities](#), an award winning, family run firm led by identical twins Don and Phillip Huffines. The company has specialized in Master Planned Community development for 40 years. Learn more about the firm [here](#). A few other well known projects the brothers built in North Texas include [Viridian](#), [Inspiration](#), and [Savannah](#).

8

How large is the Solterra Texas development?

Our development spans a vast 1,400 acres, which was originally the Lucas Family Farm. See [our site map](#) for more details and information on the [history](#)!!

9

Are There Any Future Expansion Plans for Solterra Texas?

Solterra Texas will continue to add lots and houses on the 1,400 acres over the next 8-10 years, likely achieving a full build around 2032.



HOA FAQ

Solterra Associations

There are two Associations within the Solterra Community: Solterra Community Association (the Master) and Solterra South Neighborhood Association (Lennar Homes). Annual assessments for the Master are $\pm$ \$1,250 annually, billed bi-annually at $\pm$ \$625 in January and July. Solterra South has been established as a separate association with dedicated amenities and dues. Residents purchasing in Solterra South pay the Master assessment above plus an annual assessment of $\pm$ \$928 (also billed bi-annually at $\pm$ \$464) for a total of $\pm$ \$2,178.

Additionally, the townhomes within Solterra Community Association pay one-half the Master assessment annually plus a service area fee to cover the cost of insurance and front yard maintenance.

Home Landscaping

As a resident of Solterra, homeowners are automatic members of the Association and required to abide by the governing documents which have established community standards. Please become familiar with these requirements including ongoing maintenance of the lawn, trees, hedges, and plantings.

Leasing a Home in Solterra

Long-term rentals are permitted but require the homeowner to occupy the home for twelve (12) months prior to leasing. Short-term rentals or lodging are not permitted.

What are the HOA assessments for?

Annual assessments fund the maintenance and repair of all amenities within the community, including but not limited to, an 8-acre amenity complex featuring an event space, multiple pools, splash pad, event lawn, beach and more.

What are the Tax Rates?

*All rates are per \$100 valuation

City of Mesquite - \$0.6900

Mesquite ISD - \$1.0992

Dallas County - \$0.215718

Dallas College - \$0.110028

Parkland Hospital - \$0.2195

Solterra PID - \$0.785554

for a total tax rate of 3.120% as of March 2025.

What is a PID?

The PID, Solterra Public Improvement District (PID), is an assessment on the property tax bill that is paid annually like a tax. These assessments are used to finance public improvements within Solterra (water, sewer, drainage, roads, etc.) PID assessments only have a 30-year term, unlike taxes which are perpetual, PID assessments can be paid off early by homeowners if desired, and removed from the property owner's annual tax bill. For more information head to the [City of Mesquite Solterra PID page](#).

Who are your Utility Providers?

The City of Mesquite provides water, sewer and trash. Solterra utility providers are: Atmos Energy for Gas, Oncor for electric, and AT&T or Spectrum for Cable and Internet.



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— TEXAS —

All information are subject to change without notice. Updated August 2025.
Solterra Texas | [1545 Solterra Blvd, Mesquite, TX 75181](#) | 469-457-4176 | [SolterraTexas.com](#)



Solterra Texas

KIDS DESERVE THE BEST! DIVERSITY, ACADEMIC EXCELLENCE & STUDENT PRIDE

The children who live in Solterra Texas, attend Mesquite Independent School District. The student-to-teacher ratio of 16 to 1, ensures individualized instruction for every child. Plus, extracurricular activities are designed to educate the entire student. Each school is conveniently located **walking or biking** distance away to Solterra Texas, and Gentry Elementary is actually located within the community!



1 GENTRY ELEMENTARY SCHOOL

PK - 5th Grade

1901 Twin Oaks Drive, Mesquite, TX
75181 (972) 290-4140



2 BJ SMITH ELEMENTARY SCHOOL

PK - 5th Grade

2300 Mesquite Valley Road, Mesquite, TX
75149 (972) 882-7080



3 DON ACHZIGER ELEMENTARY SCHOOL

PK - 5th Grade

3300 Ridge Ranch Road, Mesquite, TX 75181
(972) 882-5020



4 BERRY MIDDLE SCHOOL

6th - 8th Grade

2675 Bear Drive, Mesquite, TX 75181
(972) 882-5850



5 DON P WOOLLEY MIDDLE SCHOOL

6th - 8th Grade

3200 Blue Sky Road, Mesquite, TX 75181
(972) 882-0150



6 JOHN HORN HIGH SCHOOL

9th - 12th Grade

3300 East Cartwright Road, Mesquite, TX
75098 (972) 882-5200



7 VANGUARD HIGH SCHOOL

9th - 12th Grade

Limited Enrollment

4201 Faithon P Lucas Sr Blvd, Mesquite, TX 75181
(972) 882-0000



SOLTERRA ZONE 1

Phases 1,3,5, and 6

- Gentry Elementary
- Berry Middle School
- John Horn High School

SOLTERRA ZONE 2 & 3

- Don Achziger Elementary School
- Woolley Middle School
- John Horn High School

Phases 2 and 4

- Smith Elementary School
- Berry Middle School
- John Horn High School

