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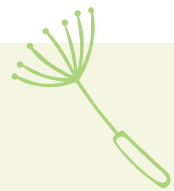
# THE Citizen

vol. 11



SPRING 2026

A Publication of Ashton Gustafson & Associates Real Estate



And here is the serpent again,  
dragging himself out from his nest of darkness,  
his cave under the black rocks,  
his winter-death.  
He slides over the pine needles.  
He loops around the bunches of rising grass,  
looking for the sun.

Well, who doesn't want the sun after the long winter?

I step aside,  
he feels the air with his soft tongue.  
around the bones of his body he moves like oil,

downhill he goes  
toward the black mirrors of the pond.

Last night it was still so cold  
I woke and went out to stand in the yard,  
and there was no moon.

So I just stood there, inside the jaw of nothing.

An owl cried in the distance,

I thought of Jesus, how he  
crouched in the dark for two nights,  
then floated back above the horizon.

**"SPRING" BY MARY OLIVER**

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# Letter from the Editor

**THERE DIDN'T HAVE TO BE FLOWERS.** A few years ago, I wrote that sentence in a journal. One line. No explanation. Just that. And somehow it has become a kind of theological framework for me — a way of understanding the world we're walking through.

Because every winter, it feels like the gray might win. The trees stand bare. The air grows still. The landscape turns muted, almost monochrome. The world feels quieter, sometimes heavier. And if we're honest, winter isn't just a season — it's an experience. It's the diagnosis. The disappointment. The endless news cycle. The notifications that never stop. The ordinary ache of being human. And yet. Almost on cue, the rain showers arrive. The earth softens. The light lingers a little longer in the evening. The world warms. And then — as if on schedule but still somehow miraculous — flowers push through broken soil.

There didn't have to be flowers.

The fact that they return, year after year, feels like grace. Not necessary. Not demanded. Just given.

As you drive through town.

As you walk your neighborhood.

As you pass a median bursting with color.

They're there.

A quiet reminder that beauty is not an accident. That renewal is not a myth. That what looked barren was never beyond hope. That after every season we would have confidently labeled winter, something alive waits beneath the surface.

Spring doesn't argue with winter. It simply arrives. It doesn't force its way in. It warms. It softens. It unfolds. And perhaps that's the invitation for us this season — not to fix everything, not to solve everything, not to outrun the noise — but simply to notice.

To take a deep breath.

To let it be spring.

To allow the beauty that is already breaking through to interrupt our hurry.

Here's to the rain.

Here's to the warming light.

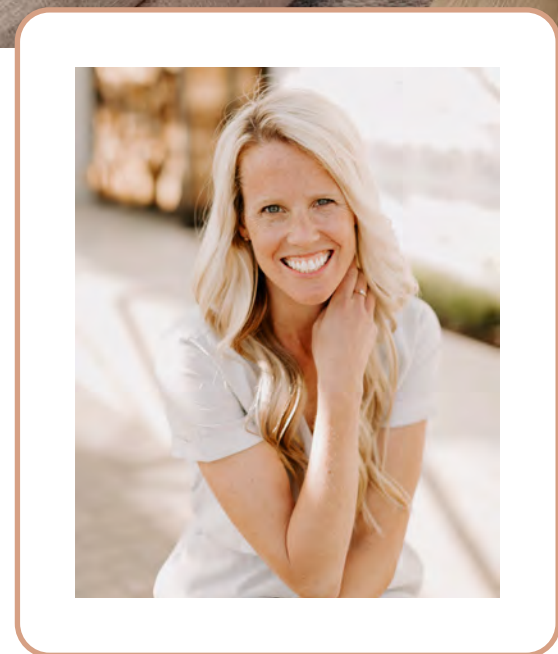
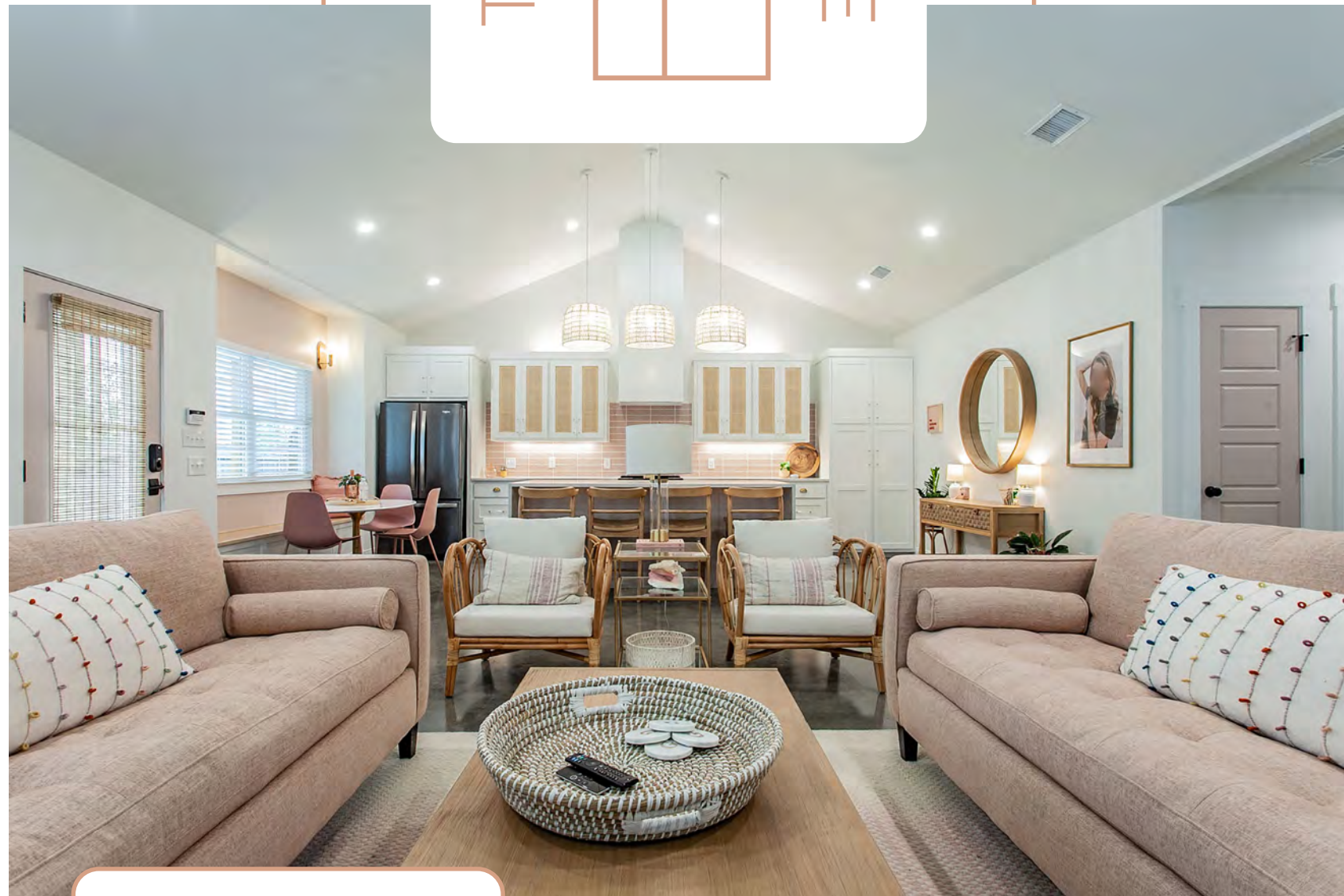
Here's to flowers that didn't have to exist — but do.

Here's to noticing.

Warmly,

Ashton Gustafson  
Editor, The Citizen

# THE ART OF HOME



**THERE'S A MOMENT** that happens when you walk into a truly intentional home. Not impressive. Not loud. Not trying too hard. Just... right.

The light lands where it should. The textures don't compete, they converse. The room doesn't ask anything of you—it simply receives you. And before you can name it, you feel it: a kind of exhale.

In Waco, that feeling is beginning to take on a signature. If you step into enough homes—new builds, thoughtful renovations, spaces that feel both grounded and quietly elevated—you'll start to notice a common thread. A rhythm. A restraint. A sense that



every detail, down to the weight of a fork in your hand, has been considered.

That rhythm belongs to Brynn Gustafson.

As the founder of The Art of Home, Brynn operates with a philosophy that feels less like design and more like a way of living. Her work spans the full spectrum: total renovations, design consulting for remodels, planning and management for new construction, and interior curation that reaches all the way into the smallest, most tactile details—bedding, furniture, art, and yes, even flatware.

Because for Brynn, the home isn't a project. It's a lived experience.

They say history doesn't repeat itself, but it rhymes. Brynn grew up in that rhythm—the daughter of an interior designer, raised in a home

where intention wasn't a luxury, it was a language. Rooms were not simply decorated; they were composed. Spaces were not filled; they were considered.

Now, she carries that inheritance forward, not as imitation, but as evolution.

Her own home reflects it—an embodiment of a life lived on purpose. And from that place, she extends an invitation to others: to live not just in a house, but in a space that feels like an honest expression of who they are.

Because if you think about it, home is where most of life actually happens.

It's where mornings begin before the world asks anything of you. It's where conversations linger long after dinner plates are cleared. It's

**THE HOME  
ISN'T A  
PROJECT. IT'S  
A LIVED  
EXPERIENCE.**



where the invisible architecture of a family—its rhythms, its tensions, its joys—quietly takes shape.

And yet, so often, we approach it as an afterthought.

Brynn approaches it as art.

Her process is not about imposing a look. It's about uncovering a feeling. She listens first—how you live, what you notice, what you return to at the end of a long day. From there, she translates that inner landscape into something tangible. Materials, light, proportion, texture—each decision becoming a note in a larger composition.

And when she's brought in early—during a build or major renovation—the impact is even more profound.

Because building a home is one of the few moments in life where you get a blank canvas. One chance to get it right. One opportunity to align

the bones of a space with the life that will unfold inside of it.

That's where guidance matters.

Not loud direction. Not trend-driven urgency. But a steady, intentional hand that sees both the big picture and the smallest detail. Someone who understands that a home isn't just about how it looks—it's about how it holds you.

Brynn offers multiple consultation options designed to meet people where they are—whether that's a full-scale build, a thoughtful remodel, or simply a desire to bring more cohesion and meaning into an existing space. The work is tailored, the process collaborative, and the outcome deeply personal.

Because the goal isn't perfection. It's resonance.

In a world that moves fast, where so much is optimized, automated,

and accelerated, there's something quietly radical about slowing down long enough to ask: What do I want my life to feel like here?

And then building—intentionally—around that answer.

That is the art of home.

FOR MORE  
INFORMATION, VISIT  
[@THISISTHEARTOFHOME](#)  
ON INSTAGRAM OR  
CALL BRYNN DIRECTLY  
AT 913.488.4817.

# Spring Playlist

- 01 *Wordless Chorus*  
My Morning Jacket
- 02 *Take Me Home*  
Phil Collins
- 03 *Ultraviolet Light*  
Ryan Adams & The Cardinals
- 04 *I Just Might*  
Bruno Mars
- 05 *The Dress*  
Dijon
- 06 *The Girl From Ipanema*  
Stan Getz
- 07 *Love's First Act is to Listen*  
Good Shepard Collective
- 08 *Such Great Heights*  
The Postal Service
- 09 *Mercy Mercy Me (The Ecology)*  
Marvin Gaye
- 10 *Intentions (feat. Quavo)*  
Justin Bieber
- 11 *Rose rouge*  
St Germain
- 12 *Make It Better (feat. Smokey Robinson)*  
Anderson Paak
- 13 *The Immortals*  
Kings of Leon
- 14 *I Don't Like It*  
Jack Ingram, Miranda Lambert, Jon Randall
- 15 *Everything Is Permanent*  
Dawes
- 16 *War of My Life*  
John Mayer
- 17 *Feel Me Flow*  
Naughty By Nature
- 18 *In the Middle of It*  
Hiss Golden Messenger
- 19 *Holding Back The Years*  
Simply Red
- 20 *You Must Believe In Spring*  
Bill Evans
- 21 *MUTT*  
Leon Thomas
- 22 *Paint By Numbers*  
Harry Styles
- 23 *Homewrecker*  
sombri
- 24 *Dancing On The Wall*  
MUNA





# Waco Body Mend

WHERE RECOVERY BECOMES A WAY OF LIFE

**THERE'S A CERTAIN KIND OF PLACE** you don't stumble into—you arrive there. Intentionally. Maybe even a little reluctantly at first. But by the time you leave, something has shifted. Not just in your body, but in the way you carry yourself through the world.

That's the quiet power of Waco Body Mend.

Tucked just off Mary Avenue in downtown Waco, Body Mend doesn't present itself as a traditional gym, nor does it fully belong in the category of a medical clinic. It lives somewhere in between—an intentional intersection of performance, recovery, and restoration. The kind of place that feels as relevant to a high-performance athlete as it does to a parent chasing energy, a desk worker untangling years of posture, or someone quietly rebuilding after illness.

Because here, wellness isn't marketed—it's practiced. The philosophy is simple, but not easy: feel better,

move better, live better. And everything inside the space is designed to support that pursuit.

You'll find red light therapy beds glowing with a quiet, almost meditative warmth. Ice cold showers that ask something of you before they give something back. Steam rooms that soften the edges of a long week. A hot tub that feels less like luxury and more like necessary maintenance. And open areas dedicated to foam rolling, stretching, and the kind of self-guided care most people know they should be doing—but rarely make space for.

This isn't about indulgence. It's about alignment.

Body Mend offers something increasingly rare: a system. Not a rigid one, but a living, breathing ecosystem of care. Physical therapy rooms sit alongside massage therapy and chiropractic services, creating a continuum rather than a collection of disconnected treatments. You



don't just drop in for a fix—you begin to understand your body, its patterns, its signals, its invitations.

And then there's the community.

It's easy to overlook, but it might be the most important element in the room. The people here aren't performing wellness—they're pursuing it. Different ages, different stories, different starting points. But all moving in the same direction: toward becoming a better version of themselves. Not in the aspirational, Instagram-filtered sense. In the grounded, day-by-day, "I showed up again" sense.

That's where real transformation happens.

Membership access starts early—4:45 AM on weekdays, for those who understand that discipline often begins before sunrise—and stretches into the evening. Weekends slow the rhythm slightly, but the doors remain open. The message is clear: this is a place built to meet you where you are, whether that's before the world wakes up or after it finally quiets down.

And if you're new, they don't expect you to figure it out alone. You can book a personalized tour—an intentional walkthrough of the space, the equipment, and the philosophy behind it all. It's less about selling and more about inviting. A chance to see, to ask, to imagine what it might look like to take your own well-being seriously.

Because that's the real story here.

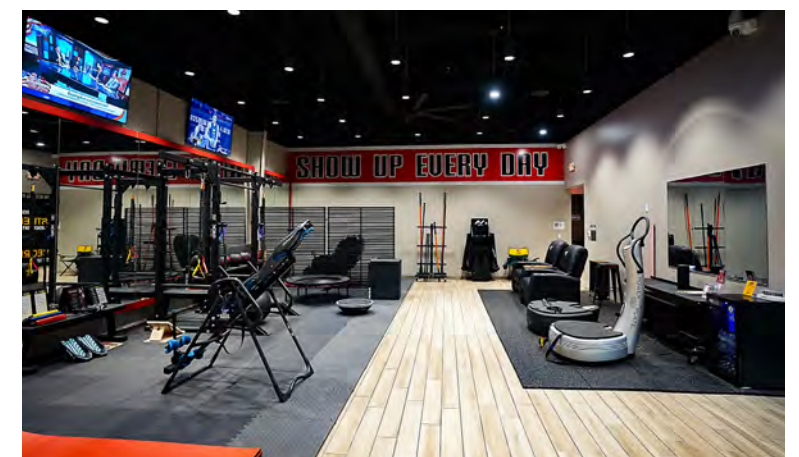
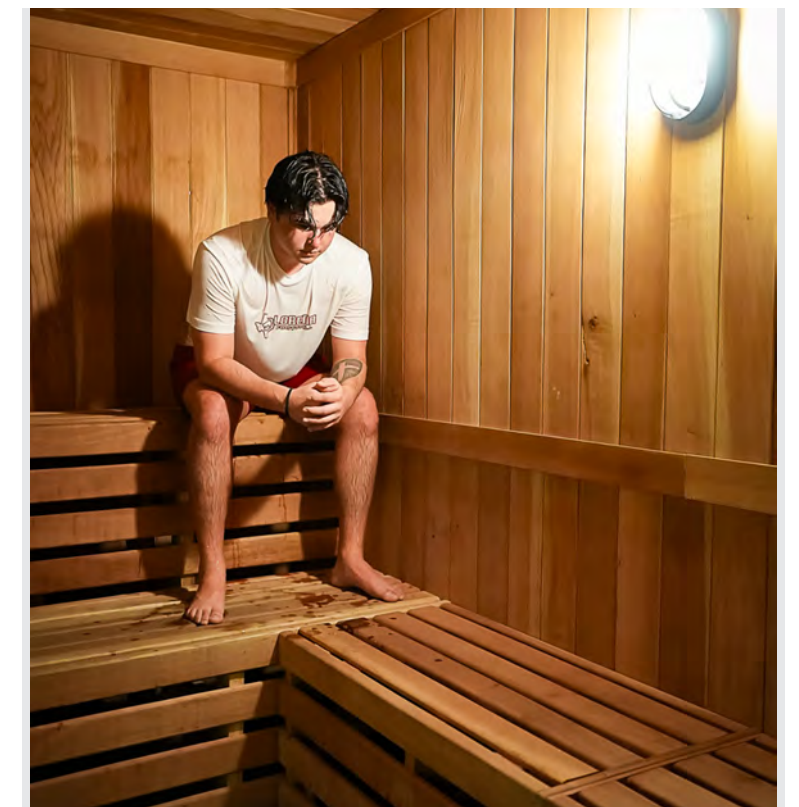
Not the equipment. Not the amenities. Not even the aesthetic—though it's clean, modern, and quietly dialed in. The story is the decision. The moment someone chooses to stop outsourcing their health to "someday" and instead begins to participate in it, actively.

Waco Body Mend simply provides the space for that decision to take root.

In a culture that often celebrates output over restoration, hustle over healing, Body Mend feels like a recalibration. A reminder that strength isn't just built in strain—it's built in recovery. That performance isn't just about pushing harder—it's about sustaining longer. And that wellness, at its best, isn't a trend.

It's a practice.

And like anything worth doing, it starts by showing up.



WACOBODYMEND.COM | @WACOBODYMENDCO  
116 MARY AVE STE 1, WACO, TX 76701

ANY HOME

[TheWacoHomeFinder.com](http://TheWacoHomeFinder.com)

ANYTIME



# House Party

## THE COMEBACK OF GATHERING WELL IN WACO

**THERE'S SOMETHING HAPPENING IN WACO.** Not loud. Not flashy. Not franchised. It smells like citrus zest and warm bread. It sounds like ice clinking into a coupe glass. It feels like someone opened the windows and said, *come on in.*

It's called House Party — the new hospitality concept founded by Chef Corey McEntyre and event host and planner Casey Hooper — and it might be one of the most important cultural moves our town has seen in a while.

If you've stepped inside Milo All Day, you already know the energy. Immaculate vibes. Thoughtful plates. Cocktails that feel like a conversation starter. It's a place that understands something essential: food is never just food. Now, all of Milo's off-site catering and events live under a new banner — House Party — and the name says everything.

## You're Never Eating Nowhere

"You're never eating and drinking nowhere," they say. "You're always somewhere." That line alone feels like a manifesto. In an age of convenience and transaction, House Party is doubling down on place. Your workplace. Your living room. Your backyard strung with lights. The corner of your office that needs a little life breathed back into it. House Party isn't just delivering trays. They're curating atmosphere.

Chef Corey brings the culinary backbone — menus that feel both elevated and nostalgic, refined and approachable. Casey Hooper brings the design and experiential lens — the flow of the evening, the look of the table, the way a room moves when guests feel seen and cared for. Together, they're not catering events. They're hosting them.

## The Return of the Good Old Days

There's a line in their vision that feels almost rebellious: "We're bringing back the good ole days of house parties with feel-good food, fun & classic drinks and carefree times." Not performative parties. Not Pinterest-perfect pressure. Not sterile banquet halls. House parties.

The kind where someone ends up telling a story in the kitchen. Where the playlist matters. Where the food disappears because it's that good. Where the host actually gets to enjoy the night instead of hovering near the sink. "Let House Party handle the dishes; you enjoy the guests." In a town like Waco — where growth is real and the pace is quickening — there's something deeply grounding about that invitation.



## Hospitality as a Cultural Act

Waco has never lacked heart. But as our skyline evolves and our population shifts, we're also deciding what kind of place we want to become. House Party feels like a vote for intimacy. A vote for shared tables over isolated screens. A vote for curated presence over convenience. A vote for the idea that how we gather matters just as much as why.

Chef Corey and Casey aren't just launching a catering company. They're reminding us that hospitality is a cultural act. It shapes how a city feels. It defines whether we become a place people pass through — or a place people linger. And linger is the word.

## Somewhere Worth Being

There's something beautifully subversive about a company built on the idea that place matters. Because it does. The office holiday party becomes a memory instead of an obligation. The birthday dinner becomes a story your kids tell later. The backyard graduation becomes a landmark moment in a family's timeline.

You're never eating and drinking nowhere. You're always somewhere. And House Party wants to make that somewhere unforgettable.

**To learn more, visit [housepartywaco.com](https://housepartywaco.com) and follow along at [@houseparty\\_wtx](https://twitter.com/houseparty_wtx). Waco, consider this your invitation. The door's open.**

# Green Jackets & Fast Horses

## A SPRING TABLE FOR THE MASTERS & THE KENTUCKY DERBY

**THERE ARE TWO SURE SIGNS** that spring has fully arrived in the American South: azaleas blooming in hushed perfection, and the distant thunder of hooves on a warm Saturday afternoon.

The Masters and the Kentucky Derby are not just sporting events—they are invitations. Invitations to gather, to slow down, to dress up a little, and to build a table that feels as alive as the season itself.

This year, we lean into tradition—with a little polish.



### THE MASTERS TABLE *Pimento Cheese, Elevated*

**AT AUGUSTA**, simplicity reigns. No foam, no fuss—just iconic flavors done right. And nothing says The Masters quite like a pimento cheese sandwich.

But if you're hosting at home, take a note from Southern chef Sean Brock—honor tradition, but don't be afraid to make it sing.

#### SEAN BROCK-INSPIRED PIMENTO CHEESE

##### Ingredients

- 2 cups sharp cheddar (*freshly grated—not pre-shredded*)
- ½ cup Duke's mayonnaise
- 4 oz jar diced pimentos, drained
- 1–2 tbsp finely grated sweet onion
- ½ tsp smoked paprika
- Pinch of cayenne
- Salt + black pepper to taste

##### Method

Mix gently. Taste often. Adjust until it feels like something your grandmother would nod approvingly at.

#### HOW TO SERVE (*Citizen Style*):

1. Spread thick on soft white bread, crusts removed
2. Cut into clean rectangles or delicate triangles
3. Add a few with crispy bacon or pickled green tomato for contrast
4. Serve alongside sweet tea, or something sparkling with lemon

This is not just a sandwich—it's a ritual. One that pairs best with quiet commentary, slow claps, and the sound of a ball landing softly on green.

### THE KENTUCKY DERBY *The Mint Julep Moment*

**IF THE MASTERS** is restrained elegance, the Derby is its flamboyant cousin—wide-brim hats, bold colors, and a drink that arrives cold enough to stop time.

The Mint Julep is not complicated. But it is precise.

#### CLASSIC MINT JULEP

##### Ingredients

- 2 oz good Kentucky bourbon
- ½ oz simple syrup (or 1 sugar cube)
- Fresh mint leaves
- Crushed ice

##### Method

1. Gently muddle mint with syrup (don't bruise it—coax it)
2. Fill the cup completely with crushed ice
3. Pour bourbon over the top
4. Stir until the outside of the glass frosts
5. Garnish with a generous mint bouquet

Serve in a chilled glass—or better yet, something silver that feels like it has a story.

#### A SMALL NOTE ON PRESENCE

Hold the julep by the rim or base. Let the frost build. Let the moment linger.



#### SETTING THE SCENE

The beauty of these two traditions is their contrast. The Masters asks you to whisper. The Derby invites you to celebrate. And yet, both remind us of the same thing—Spring is not meant to be rushed. It is meant to be tasted.

So whether you're hosting friends under a canopy of oaks in Waco, or just stepping outside with a plate and a drink in hand... Let the music play. Let the games unfold. Let it be enough.



drkellyflanagan.com  
@drkellyflanagan



Scan the QR code to listen to the full podcast



# The Road Less Triggered

ON CALM, CONFLICT, AND THE QUIET POWER OF AN OPEN HEART

Hosted by Ashton Gustafson, Good, True, & Beautiful is an ongoing conversation with thought leaders and visionaries from across the world.

**THERE ARE SOME CONVERSATIONS** that feel less like interviews and more like returning to a familiar place—one where the air is clearer, the pace slows, and something true has a chance to rise to the surface.

This is one of those conversations.

Dr. Kelly Flanagan—psychologist, author, and longtime friend of the Good / True / & Beautiful podcast—joins Ashton Gustafson again, this time on the heels of his newest book, *The Road Less Triggered*, released March 3. If his first book, *Lovable*, gave language to our deep longing for worth and belonging, this one steps into the messier terrain: what happens when we forget.

Because we all do.

We forget in conversations that turn sharp.

We forget in the split-second between a comment and a reaction.

We forget when something small hits something old.

And suddenly, we're not responding—we're reacting.

## The Space We Don't Think We Have

At the center of this conversation is a deceptively simple idea:

There is a space between what happens to us and how we respond. Most of us don't believe that. Not really. We tell ourselves:

*Of course I reacted that way.*

*They disrespected me.*

*They didn't listen.*

But as Flanagan puts it, communication doesn't break down between people—it breaks down within people. That shift alone re-frames everything. The argument isn't just out there. It's happening inside.

## The Doorbell, Not the Problem

In Flanagan's world, a trigger isn't something to eliminate—it's something to listen to. A doorbell. An invitation.

Not to fix the other person, but to turn inward and ask: *What just got activated in me?*

Because beneath nearly every triggered moment lives something far more ancient than the present conversation—threads that run back years, sometimes decades. And more often than not, they point to a familiar triad:

The fear of being unseen

The ache of being misunderstood

The weight of feeling unsupported

We don't usually recognize this in real time. So instead, we assign blame outward. Or, as Flanagan says with disarming clarity:

*If you don't know what you're reacting to, you'll blame who you're reacting to.*

## The New Definition of Power

There's a moment in the conversation where the tone shifts—from insight to invitation.

Flanagan introduces a different kind of power. Not control. Not dominance. Not getting your way. But presence. "We don't have power over people," he says. "But we have tremendous power around them."

We are, in his words, *the weather*. And anyone who has walked into a room and felt tension—or peace—knows exactly what he means.

A calm nervous system doesn't just stay contained. It spreads. A grounded presence creates space. An open heart invites another to open. Calm, it turns out, is contagious.

## From Reaction to Relationship

What makes *The Road Less Triggered* compelling isn't just its insight—it's its practicality.

This isn't theory for the shelf. It's a lived framework. Flanagan walks through the actual work:

Noticing your trigger sooner

Interrupting your default defenses

Regulating your nervous system  
Turning toward your pain instead of away from it

Only then—*after* you've done that inner work—do you return to the conversation in front of you. It's a reversal of how most of us live. And it changes everything.

Because when you learn to sit with your own pain, you begin to recognize it in others. Compassion becomes less of an effort... and more of a reflex.

## The Deeper Thread

Beneath the psychology, beneath the practices, there is something older—something almost spiritual. A quiet acknowledgment that the human soul was made for connection. That disconnection, no matter how subtle, registers as a kind of wrongness. That we are, at our core, designed for communion. And that every triggered moment, if we're willing, can become a path back.

## An Invitation

This conversation between Ashton and Kelly Flanagan is not just about conflict resolution. It's about how we show up:

in our homes

in our work

in the moments that matter most

It's about learning to pause.

To listen.

To stay open when everything in us wants to close.

And to discover that the most powerful move we can make... is often the quietest one.

**Listen to the full conversation on the Good / True / & Beautiful podcast.**

Because the road isn't about avoiding triggers. It's about what we do when we meet them.

# Rolodex of Local Businesses

## Mortgage

Chris Allman  
Fairway Mortgage  
chris.allman@fairwaymc.com

John Snider  
SWBC Mortgage  
JSnider@swbc.com

## Title

First Title  
ftcwaco.com

Home Abstract  
homeabstract.com

## Inspection

Trent Harris  
h4propertyinspections.com

Jeremy Heffner  
heffnerhomeinspections.com

## Banking

Alliance Bank  
alliancebanktexas.com

American Bank  
ambankwaco.com

The First National Bank  
of Central Texas  
fnbct.bank

## Lawn and Landscape

Field Creek Land Management  
fieldcreekland.com

Phoenix Landscape  
phoenixlandscapeswaco.com

## Pool Installation and Service

Premier Pools and Spas  
premierpoolsandspas.com

## Remodel and Renovation

KC Construction  
kconstructionwaco.com

Whyte Oak Homes  
whyteoakhomes.com

## Furniture

Lu and Home  
luandhome.com

## Auto

Christian Brothers Automotive  
cbac.com/woodway

## Restaurants

Opal's  
opalsoysters.com

Di Campli's  
dicamplis.com



**WE LOVE THIS CITY.  
WE LOVE THE FRIENDLY PEOPLE.  
WE LOVE THE LOCAL VIBE.  
WE LOVE THE LOCAL ECONOMY.**

**WE LOVE WHERE WE LIVE,  
AND SO SHOULD YOU.**



ASHTON GUSTAFSON  
& ASSOCIATES REAL ESTATE

[WWW.AGWACO.COM](http://WWW.AGWACO.COM)

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ASHTON GUSTAFSON  
 & ASSOCIATES REAL ESTATE

# RECENT HAPPENINGS



RECENTLY LISTED  
 800 Forward Pass | Ashton Gustafson



UNDER CONTRACT  
 16024 Sorrento | Ashton Gustafson



RECENTLY LISTED  
 1061 Hidden Valley Court | Ashton Gustafson



RECENTLY LISTED  
 10020 Hidden Bluff | Ashton Gustafson



RECENTLY LISTED  
 919 Fawn | Ashton Gustafson



RECENTLY SOLD  
 4801 Ridgeview | Ashton Gustafson



RECENTLY LISTED FOR SALE OR LEASE  
 1927 Columbus | Ashton Gustafson



UNDER CONTRACT  
 2021 Rockbridge | Ashton Gustafson



RECENTLY SOLD - REPRESENTED BUYER  
 355 Winding Trail | Blair Gulley



UNDER CONTRACT  
 2425 N 32nd | Blair Gulley



RECENTLY LISTED  
 7801 Hwy 84 and 7802 Central Park | Ashton Gustafson



RECENTLY LISTED  
 14007 RW | Ashton Gustafson



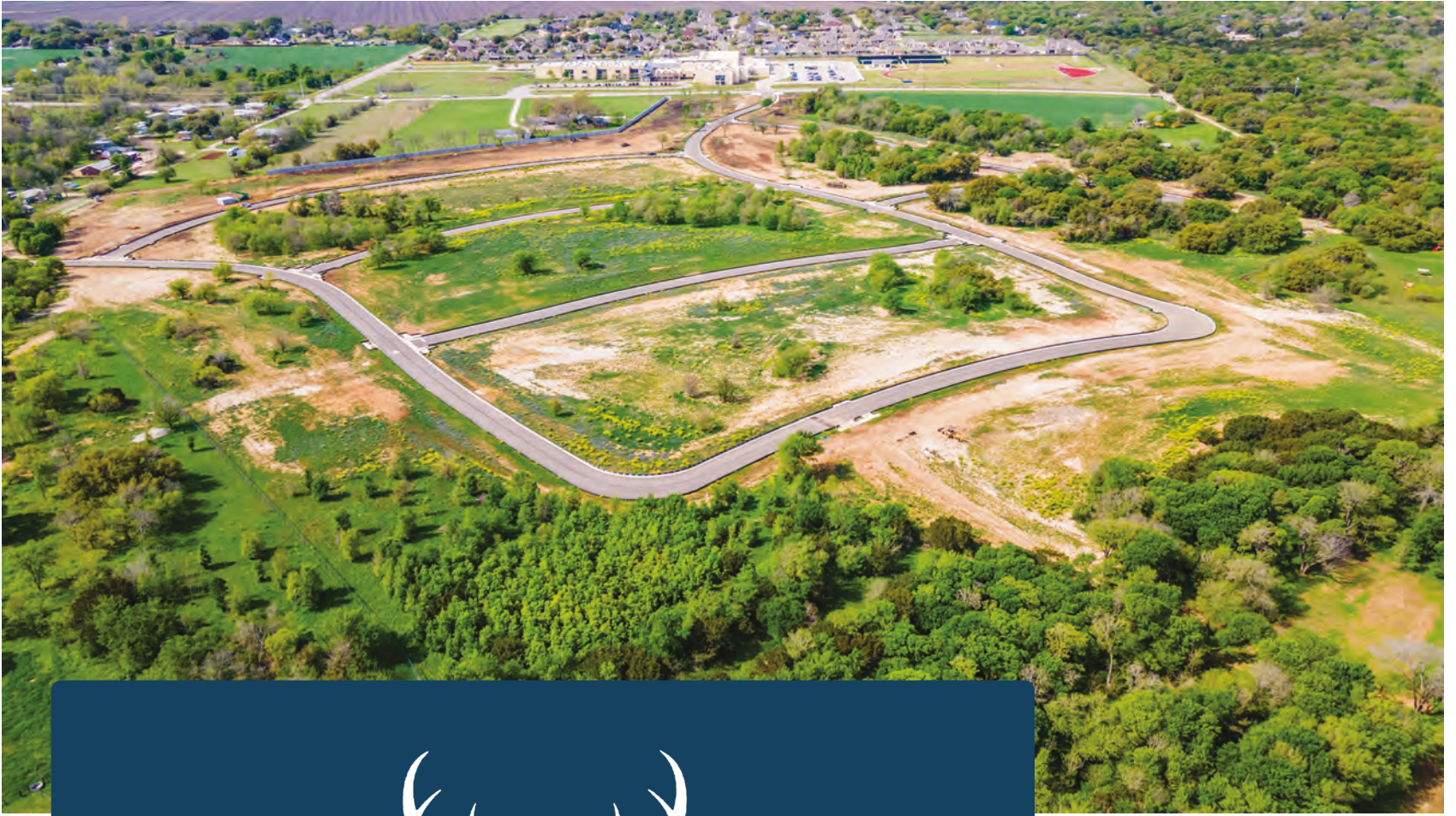
UNDER CONTRACT  
 7041 Bending Trail | Tres Segler



RECENTLY LISTED  
 102 N 30th | Ashton Gustafson



RECENTLY LISTED  
 410 Rice | Ashton Gustafson



DEER VALLEY  
ESTATES

# RESIDENTIAL LOTS FOR SALE

PRESENTED BY ASHTON GUSTAFSON  
& ASSOCIATES REAL ESTATE



**SOUTH BOSQUE  
ELEMENTARY**  
4.8 Miles  
9=Minute Drive



**MIDWAY HIGH  
SCHOOL**  
7.2 Miles  
14 Minute Drive



**HEB**  
5.2 Miles  
8 Minute Drive



**RICHLAND MALL**  
7.7 Miles  
11 Minute Drive



**RIVER VALLEY  
MIDDLE SCHOOL**  
0.1 Mile  
Walking Distance



**BAYLOR  
UNIVERSITY**  
14.1 Miles  
18 Minute Drive



**WALMART**  
5.8 Miles  
10 Minute Drive



**BAYLOR, SCOTT, &  
WHITE HOSPITAL**  
10.3 Miles  
15 Minute Drive

## Discover The Serenity Of Deer Valley Estates!

Situated along the scenic Bosque River, this premier housing development in Central Texas is the perfect location for your next new home! With many spacious lots in a picturesque setting, residents can savor the seclusion of large, tree-lined properties perfect for designing bespoke homes that merge contemporary living with the allure of a Texas Hill Country feel.

With direct access to the river through land reserved by the Homeowners Association (HOA), residents can indulge in activities like hiking trails and picnics

by the river, all within their community. The HOA is set to introduce amenities such as pickleball courts, a basketball court, and a communal pavilion soon.

Additionally, Deer Valley boasts a prime location near Midway ISD schools and various retail establishments. It is also just a short drive from the junction of Speegleville Road and Hwy 84, ensuring easy access throughout the Greater Waco area.

**AVAILABLE NOW!**  
Lots Starting at \$169,900

Interested? Contact Ashton Gustafson at 940.224.0881 or email [ashton@agwaco.com](mailto:ashton@agwaco.com)