

Developer unveils homebuilders for \$1.5B neighborhood in Forney



The first 406 lots at Meraki in Forney were delivered to homebuilders in November.

TELLUS GROUP

After breaking ground in fall 2024, Prosper-based Tellus Group LLC has unveiled the homebuilders for the first phase of its \$1.5 billion neighborhood north of Dallas, with the first residents expected to move in by the end of April.

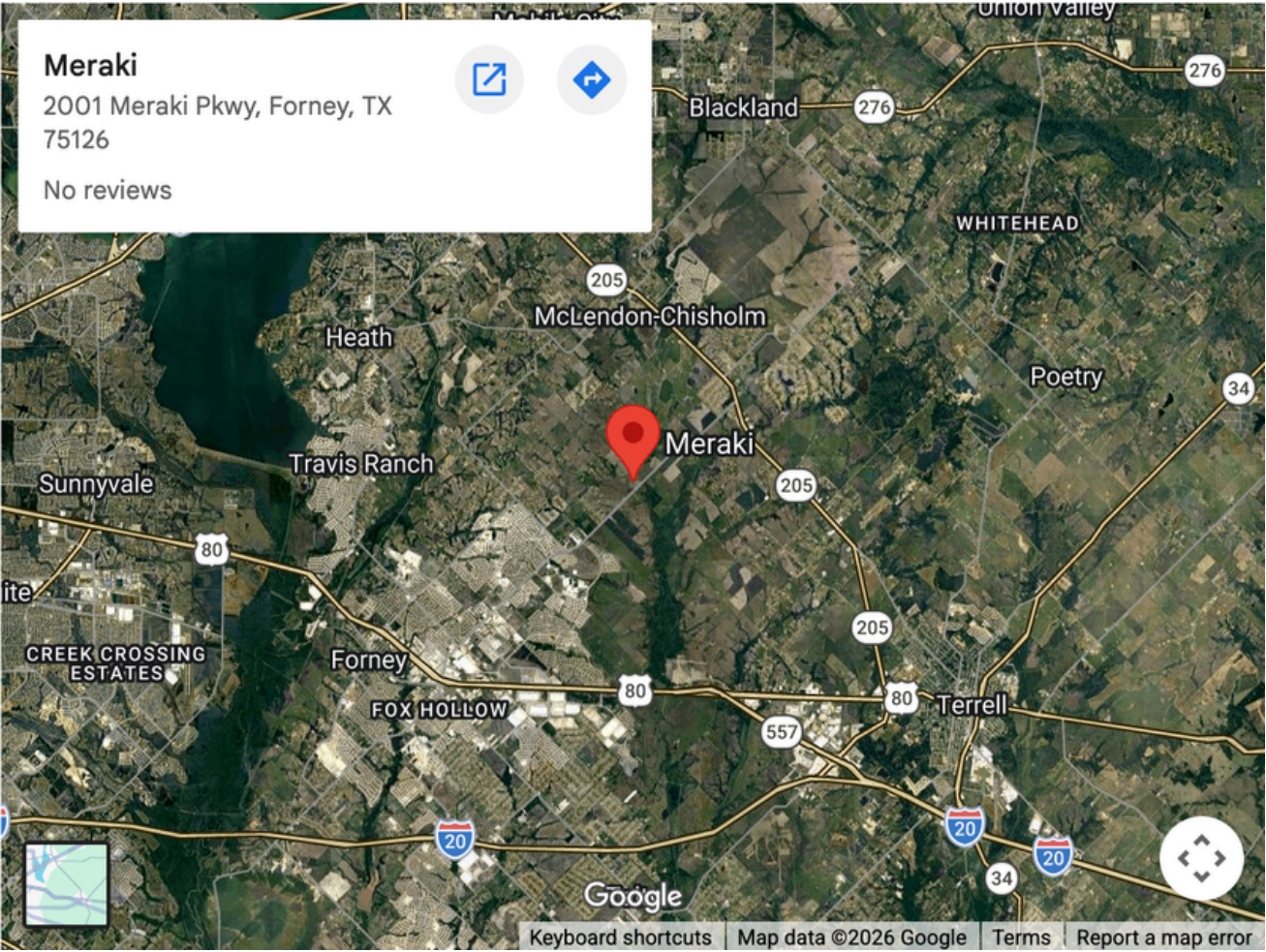
Builders for the [first 406 lots at Meraki](#) include American Legend Homes, Bloomfield Homes, Highland Homes, Perry Homes and Westfield Homes, according to a recent announcement.

The lots were delivered to builders in November, and model homes are now open. Sixteen homes have been completed, with another 40 under construction. Homes range from about 1,950 to 6,000 square feet, priced between \$400,000 and \$600,000.

[Link here](#)

At full buildout, Meraki will feature 2,700 homes across 1,079 acres, off Highway 80 and Route 548 in Forney. Planned amenities include a pool, private cabanas, a playground and an outdoor pavilion for community events, along with more than 300 acres of open space, two 20-acre lakes, scenic trails and parks. Amenities will be delivered in phases alongside the neighborhood's growth. The community will also feature an on-site elementary school within Forney Independent School District, which ranks as the [third-best district in Kaufman County](#), according to Niche.

"We were intentional in selecting builders who understand how families live and connect within a community," Craig Martin, CEO and founding partner of Tellus, said in a statement.



[Link here](#)

Forney, located in Kaufman County about 21 miles east of downtown Dallas, has ranked as [one of the nation's fastest-growing cities](#). The city is now home to more than 35,000 residents.

That growth reflects broader trends across Kaufman County, where the [population rose an estimated 5.6%](#) from June 2024 to July 2025 – the fastest rate in Texas and third-highest in the nation. The county [added more than 11,000 residents](#) during that period, driven by both natural increase and domestic and international migration.

Growth across Kaufman County and other outer-ring areas of the Dallas-Fort Worth metroplex is not expected to slow down anytime soon, as strong schools, expanding highway infrastructure and relatively affordable housing continue to be attractive features for new residents.

That momentum is also attracting major retailers. Meraki is located near new locations for [H-E-B](#) and [Costco](#), whose expansion plans are driven by rising rooftops in the area. Their arrival not only appeals to residents seeking convenient shopping and dining, but also helps cities keep more sales tax revenue local.

“Our focus at Meraki is creating a place where residents feel connected to nature, to their neighbors and to their daily routines,” Andre Ferrari, chief operating officer of Tellus, said in a statement. “These builders are key partners in bringing that vision to life.”

Future phases of Meraki will be delivered based on sales pace, with Tellus aiming to maintain a consistent group of builders throughout the project.

In total, the neighborhood is expected to be valued at more than \$1.5 billion. Tellus in January 2025 [obtained a \\$45 million loan](#) from Houston-based First Continental for project. That was the biggest loan in the 30-year history of First Continental, which specializes in residential lot acquisition and development financing.

[Link here](#)