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The Godley new construction guide

Every new build community around Godley, who is building in each one, published prices and lot sizes, and the questions to ask a builder before you sign. Updated October 2026.



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Call or text **817-774-1319**

Hi, I'm Wyatt

I live in Godley, and I have been selling homes around here for ten years. Lately the question I get most is some version of "what are they building out there, and what does it cost?"

This guide is my answer. It covers the new construction communities around Godley, who is building in each one, published prices and lot sizes, and the questions I ask every builder before a client signs anything.

If something here catches your eye, text me at 817-774-1319. I am always happy to drive out and walk a model with you.

The communities

Prices and details come from builders' public listings in October 2026. Builders change prices, plans, and incentives often, so treat every number as a starting point and check with me for the current version.

Wyatt's builders

Coyote Crossing

Godley, by the water tower, off Chisholm Trail Parkway

Builders	Published range	Lots
Kenmark Homes, and Bloomfield Homes also builds here	About $439,000 to $719,000	About a half acre

Why people like it: half-acre lots with a new home, close to the Chisholm Trail for the drive into Fort Worth.

Wild Horse Hills

Just outside Godley

Builder	Recent listings	Lots
Rock Ridge Homes, a local father and son team	About $530,000 to $550,000	1 acre and up

Why people like it: a custom-built home on an acre, with wide-open views and room to spread out.

Eagle Creek

Godley

Builder	Lots listed	Lots
DoubleRock Homes, or bring your own	Around $110,000; the home price depends on the lot and the plan	23 lots, 1 to 5 acres, no HOA

Why people like it: real acreage with no HOA, a short drive from town.

Thomas Crossing

Burleson

Builder	Published	Setting
Windmiller Custom Homes	Homes from the $600s	Around the Southern Oaks Golf Course

Why people like it: a golf course community between Burleson and Fort Worth.

Bella Flora

On the Fort Worth and Benbrook line

Builder	Recent listings	Lots
DoubleRock Homes	About $870,000 to $1.2 million	Gated, most over an acre

Why people like it: estate-size lots behind a gate, with quick access to Fort Worth.

Also around Godley

Wildcat Ridge

Godley, gated

Builder	Published range	Lots
Bloomfield Homes	About $392,000 to $654,000	Up to a half acre

Why people like it: gated, with bigger-than-usual lots for a production builder.

Godley Ranch, Star Ranch, Silo Mills

Godley and Joshua

Builders	Published range	Lots
Builders include HistoryMaker and Bloomfield	About $295,000 to $476,000	Standard lots

Good to know if you are comparing price points.

New, or nearly new?

Plenty of people who start out looking at new construction end up buying a home that is five or so years old nearby, and that can be a great move. You get most of what makes new construction appealing (modern layout, newer systems, energy efficiency), plus things a brand new lot does not have yet: grown trees, finished landscaping, fences already up, and a neighborhood that is settled.

I will show you both side by side, so you can decide with real options in front of you.

What to ask a builder before you sign

Bring this list to the model home. Better yet, bring me.

Price and what is included

- [ ] What does the base price include, and what is an upgrade?
- [ ] Is there a lot premium for this lot?
- [ ] What is the typical design center budget for a home like the model?

Incentives

- [ ] What incentives are offered right now: rate buydown, closing costs, upgrades?
- [ ] Are any incentives tied to using the builder's lender or title company? What happens if I use my own?
- [ ] Are incentives in writing in the contract?

Timeline

- [ ] If it is not built yet, when is the estimated completion date, and what happens if it slips?
- [ ] If it is a finished or nearly finished home (a "spec" home), how long has it been available?

Costs after you move in

- [ ] HOA dues, and what they cover.
- [ ] Is the community in a MUD or PID? Those add to your tax bill each year.
- [ ] Property taxes: a home finished partway through the year is often taxed on the land alone at first, then on the full value the next year. Plan your payment for the full number.
- [ ] On acreage: septic or sewer? Well or city water? Who are the internet providers at this address?

Quality and protection

- [ ] What warranty comes with the home, how long does it last, and who handles claims?
- [ ] Can I bring my own inspector at the foundation, pre-drywall, and final stages? (The answer should be yes. Inspecting a new home is worth it.)

The contract

- [ ] Who wrote the contract? (On new construction, it is usually the builder's own form, not the standard Texas form.)
- [ ] How much earnest money, and when is it refundable?
- [ ] Can I make the contract contingent on selling my current home?

The move-up math

Most people asking about new construction around Godley already own a home. The question is what that home turns into.

Example only, not a quote	
Your home sells for	**$350,000**
You owe	**$170,000**
Selling costs in this example	**$25,000**
Left to put toward the next home	**about $155,000**

On a $550,000 new build, that is more than a 25 percent down payment.

Three things change the monthly payment the most:

1. **Builder incentives**, especially rate buydowns.
2. **Your current mortgage rate.** If you are paying 5 percent or more today, moving may cost less per month than you expect.
3. **How you time the sale.** Selling first, buying first, or making the purchase contingent on your sale all have tradeoffs. We plan it before you sign anything.

Your real numbers will be different. I run them for free, and it takes about 15 minutes.

Why bring your own agent to a builder

- **The sales rep in the model home works for the builder.** They are usually great people, but their job is to sell that builder's homes at that builder's price.
- **Most builders require your agent at your first visit.** If you walk in alone and sign the guest card, many builders will not let you add an agent later. Text me before you go.
- **The builder often pays the buyer's agent.** We confirm that in writing before you commit, and you sign a written buyer agreement with me first, as Texas requires.
- **I read the builder's contract with you**, track the build, and set up independent inspections.
- **I know what is selling nearby**, so you can compare a new build against a nearly new home with real numbers.

Next step

Text me at **817-774-1319**, or reply to the message this guide came in. I can:

- line up two or three model tours in one afternoon,
- run your move-up numbers, or
- tell you what your current home would sell for in today's market.

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