

# Limited Time \$10,000 BTSA in COLTON

## MOVE-IN READY SHOWCASE HOMES



**THE MADISON | 41818 WENDELE WAY**  
Was \$948,201 Now \$779,990  
3,568 sq. ft. | 4 bed | 4.5 bath  
3 car garage | 1 story



**THE RALEIGH | 41843 WENDELE WAY**  
Was \$1,044,908 Now \$799,990  
3,851 sq. ft. | 4 bed | 4.5 bath  
2 car garage | 1 story



**THE SABINE | 41827 WENDELE WAY**  
Was \$1,096,545 Now \$859,990  
4,060 sq. ft. | 4 bed | 3.5 bath  
3 car garage | 2 story



**THE COMAL II | 41821 DALHART DRIVE**  
Was \$972,138 Now \$799,888  
4,273 sq. ft. | 4 bed | 4.5 bath  
3 car garage | 2 story

**MICHI MARSHALL, SALES PROFESSIONAL** [michi@jphomes.com](mailto:michi@jphomes.com) | 979.218.4471 *mobile* | 832.753.8400 *office*

visit our new model home at  
1946 BARROW WAY, TODD MISSION, TEXAS 77316  
[jpatrickhomes.com](http://jpatrickhomes.com)

**\*\*Offer Terms & Conditions\*\***

J. Patrick Homes is offering a \*\*\$10,000 Broker to Selling Agent (BTS) incentive. J. Patrick Homes will pay \*\*\$10,000 BTSA plus the standard 3% broker commission\*\* upon the successful closing and funding of the home. To qualify, the selling agent must hold a valid real estate license and complete the Realtor Registration Form at the time the purchase contract is executed. This promotion is valid on eligible COLTON homes sold between \*\*September 5, 2026, and October 31, 2026\*\*. Offer applies only to \*\*full-price original contract offers\*\* and may not be combined with any other promotions, incentives, or discounts. Promotion is valid only on the select inventory homes identified in this flyer that close on or before \*\*December 31, 2026\*\*. J. Patrick Homes reserves the right to modify or cancel this promotion at any time without prior notice. In accordance with \*\*Texas Occupations Code §1101.651(b)\*\*\*, all broker compensation, including Broker to Selling Agent (BTS) incentives, is payable only to a licensed real estate broker and not directly to a licensed salesperson or sales agent.

Realtors welcome. No warranty or representation of intended use, design or proposed improvements are made herein. All house plans, features and prices are subject to change without notice. Prices include options selected at time of printing. Move-in dates are estimates. Prices, plans and specifications subject to change without notice. All footages and dimensions are approximations. Window location, roof line, porches, and square footage may vary by elevation. We are pledged to the letter and spirit of U.S. policy for achievement of Equal Housing Opportunity in which there are no barriers to obtaining housing because of race, color, religion, sex or national origin. Photos and renderings are used for illustrative purposes only and may not reflect the final product. September 2026