RIVULET

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POPPINS

HEADING

A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o
p q r s t u v w x y z

INTER

SUBHEADING

A B C D E F G H I J K L M N O
P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o p
q r s t u v w x y z

NUNITO SANS

Body Copy

A B C D E F G H I J K L M N
O P Q R S T U V W X Y Z

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q r s t u v w x y z

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#B3A18E

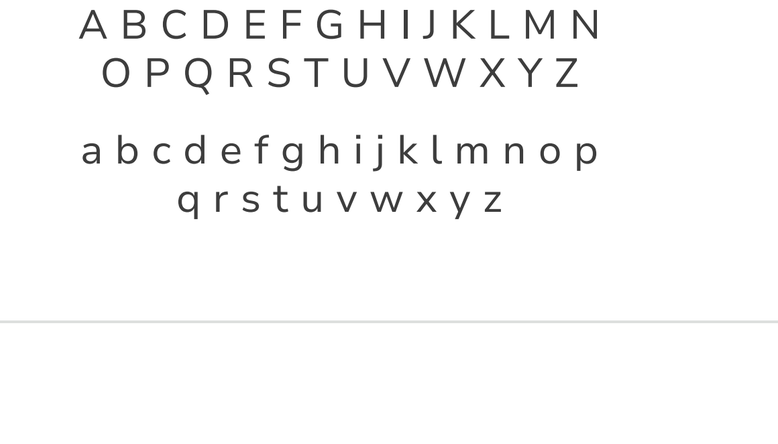
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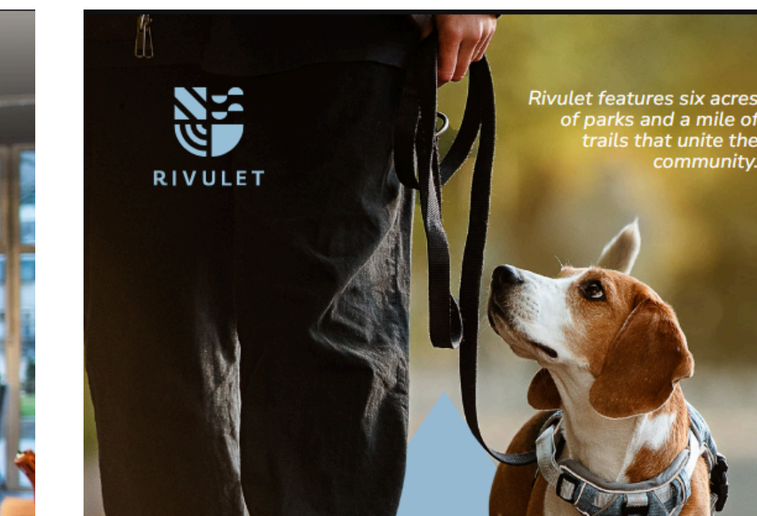
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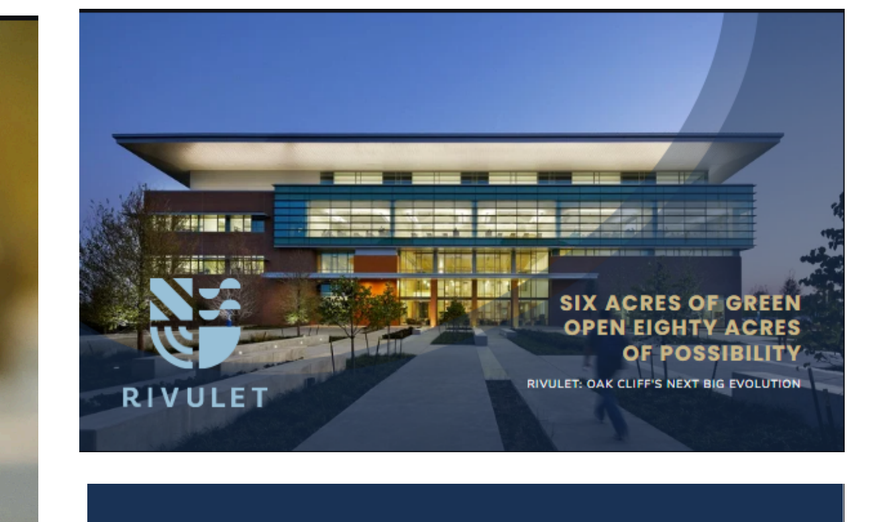
























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360 posts

4.000 followers

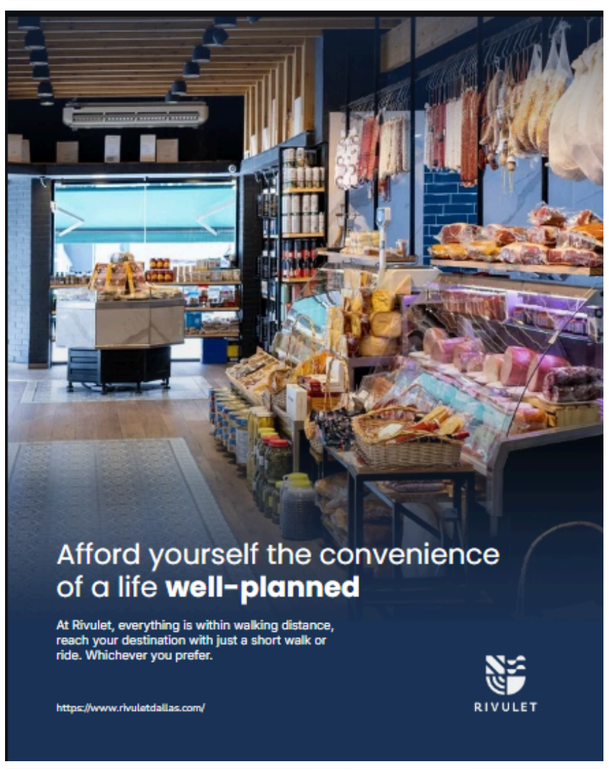
200 following

RIVULET Properties

where vision shapes community

www.rivulet.com

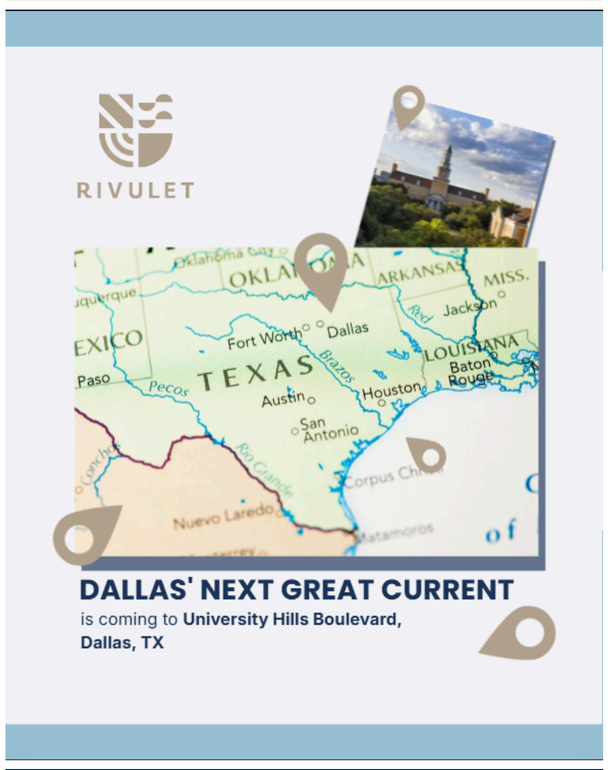
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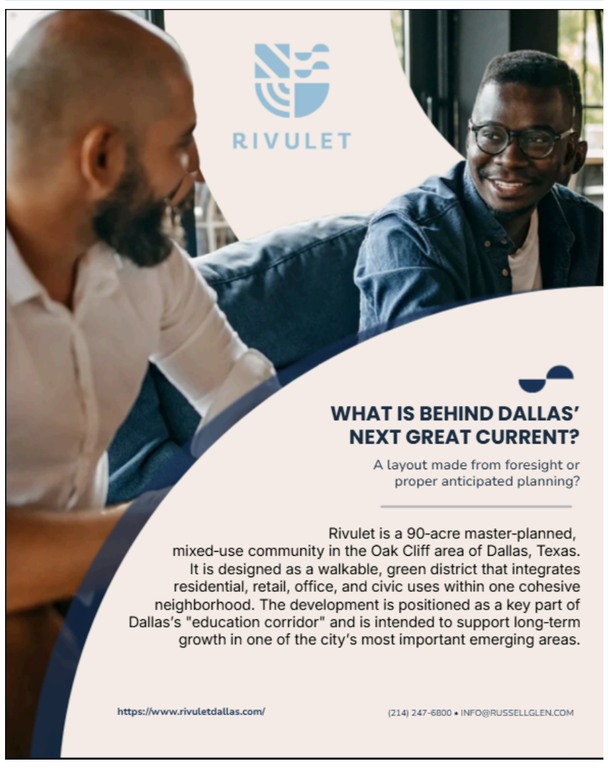


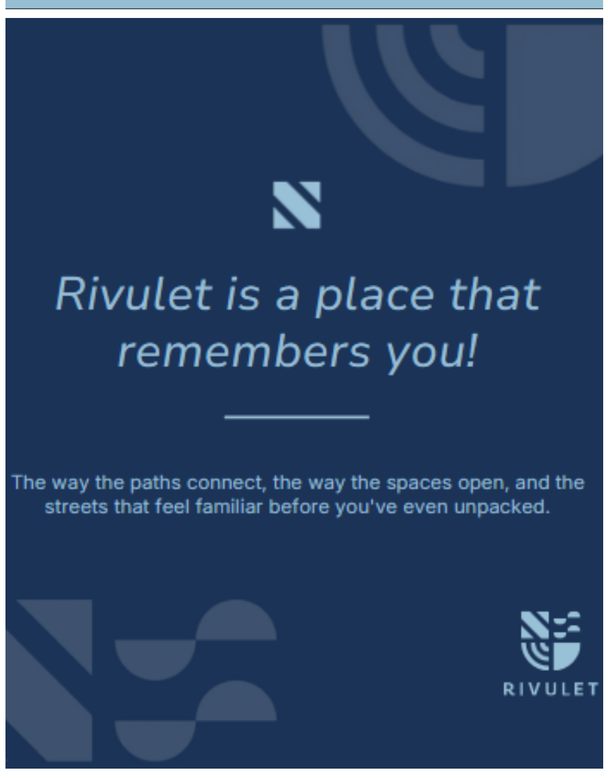














RIVULET

Located in the heart of Dallas's education corridor, Rivulet is a 90-acre master-planned community that brings together residential living, retail, office space, and civic amenities in one walkable, green district. It sits directly across from the University of North Texas at Dallas, placing residents at the center of one of the city's most dynamic emerging areas.

The development features over a mile of trails, six acres of parks and natural space, and a thoughtful mix of single-family homes, luxury apartments, and neighborhood-serving retail. It's designed for connection, not just convenience. Front porches face the street. Paths link homes to gathering spaces. And the entire community is built around the idea that good design changes everything.

https://www.rivuletdallas.com
(214) 247-6800 • INFO@RUSSELLGLEN.COM





RIVULET

WHAT IS BEHIND DALLAS' NEXT GREAT CURRENT?

A layout made from foresight or proper anticipated planning?

Rivulet is a 90-acre master-planned, mixed-use community in the Oak Cliff area of Dallas, Texas. It is designed as a walkable, green district that integrates residential, retail, office, and civic uses within one cohesive neighborhood. The development is positioned as a key part of Dallas's "education corridor" and is intended to support long-term growth in one of the city's most important emerging areas.

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RIVULET

Are you searching for

BETTER DESIGN
BETTER LOCATION
and a **BETTER** COMMUNITY?

then we are everything that you are looking for! *Rivulet sits in Dallas's education corridor, across from UNT Dallas, with a master plan that puts people first.*

RIVULET

Rivulet features six acres of parks and a mile of trails that unite the community.

PLANNING TO TAKE A WALK IN OAK CLIFF'S NEW URBAN DISTRICT?

RIVULET

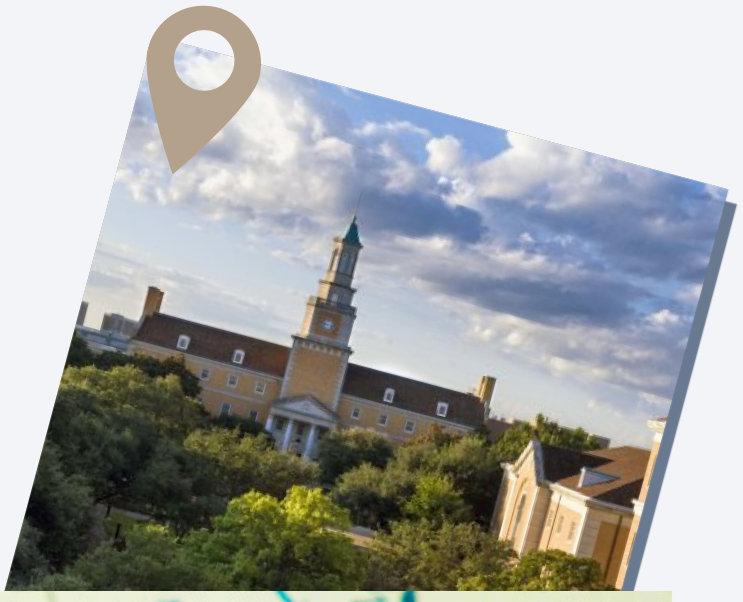


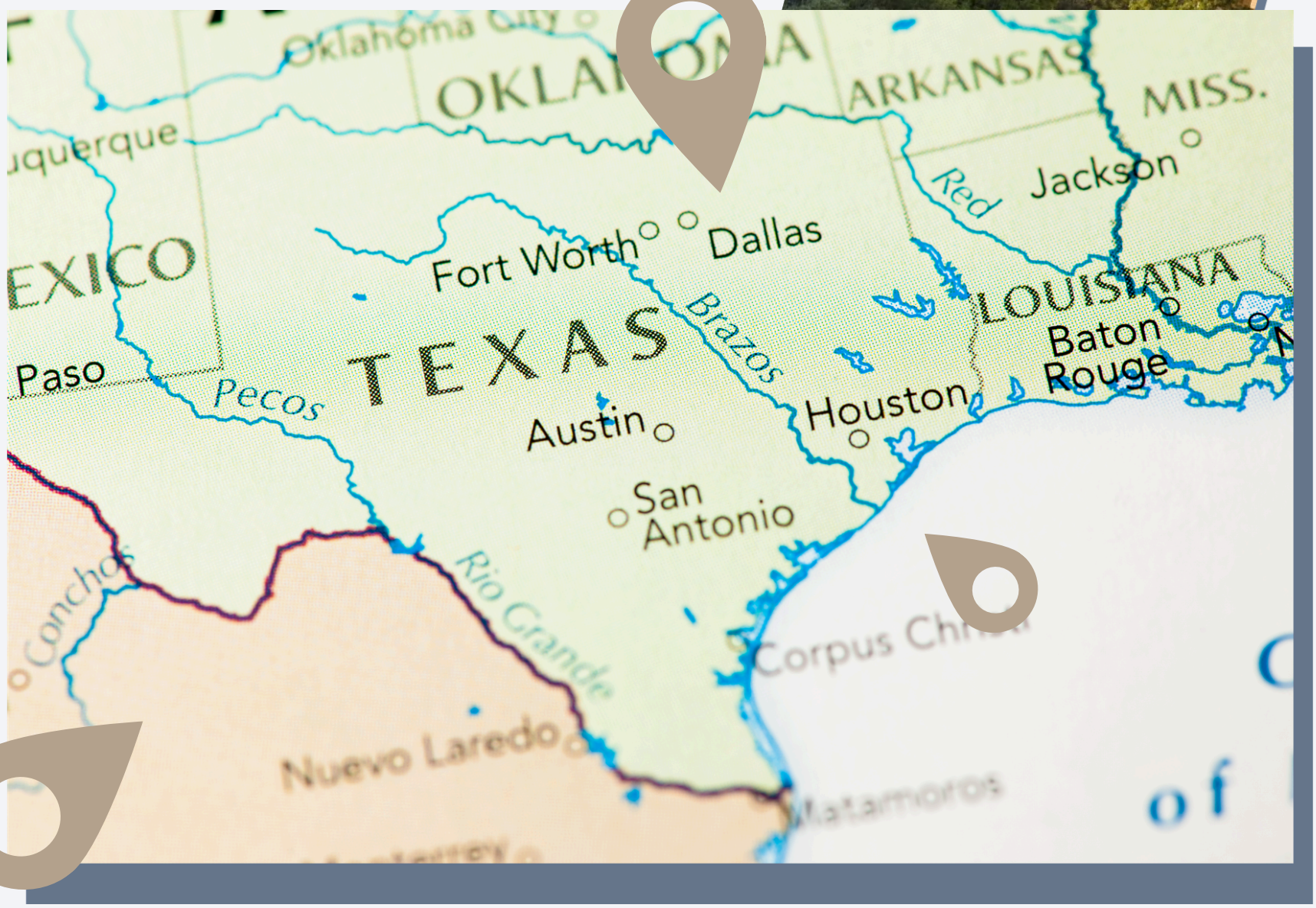


DALLAS' NEXT GREAT CURRENT

is coming to **University Hills Boulevard, Dallas, TX**

RIVULET





DALLAS' NEXT GREAT CURRENT

is coming to **University Hills Boulevard, Dallas, TX**



Afford yourself the convenience of a life **well-planned**

At Rivulet, everything is within walking distance, reach your destination with just a short walk or ride. Whichever you prefer.

https://www.rivuletdallas.com/

RIVULET



CONVERGENCE

/kənˈvərjəns/

Rivulet brings together homes, shops, parks, and people in one walkable community across from UNT Dallas. It's where education, nature, and daily life meet.

(214) 247-6800 • INFO@RUSSELLGLEN.COM

MORE THAN A **HOME**
MORE THAN A **PLACE**

Rivulet seamlessly blends residential living with retail and community spaces within the Oak Cliff education corridor, enhanced by an extensive network of natural areas and parks that serve the local community and its institutions. **It is your community and our future.**



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RIVULET

Afford yourself a place that **keeps up** with you

Rivulet sits across from UNT Dallas, in the heart of the city's growing education corridor, home to top dining spots that never allow you to run out of choices.

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RIVULET

DALLAS' NEXT GREAT CURRENT

WHERE VISION SHAPES COMMUNITY



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RIVULET

WISH TO KNOW MORE ABOUT RIVULET?

Rivulet, a mixed-use development in the Oak Cliff education corridor, integrates residential living with retail and community spaces, supported by a substantial nature and park system to benefit the local community and its institutions

Learn more at

https://www.rivuletdallas.com

RIVULET

wish to know more about rivulet?

Rivulet, a mixed-use development in the Oak Cliff education corridor, integrates residential living with retail and community spaces, supported by a substantial nature and park system to benefit the local community and its institutions

Thoughtfully planned around the natural landscape of Ricketts Branch Creek, the development fosters walkability, connectivity, and sustainable growth, creating a vibrant destination where people can live, work, learn, and gather while supporting the continued revitalization of Southern Dallas.

Rivulet's strategic location near educational institutions, employment centers, and transportation networks promotes long-term economic opportunity and community investment.

Learn more at

https://www.rivuletdallas.com

RIVULET

DALLAS' NEXT GREAT CURRENT





WHAT MAKES A PLACE WORTH STAYING IN?

It's a place that is built into the very layout of the land, from the porches to the paths to the parks that draw you out

RIVULET

"Rivulet is proof that density doesn't have to feel crowded. Everything I need is in close proximity but the space is open and it’s easy to get a breather. I've lived in Dallas since I could remember, and there weren’t many places that could feel so alive."

(214) 247-6800
INFO@RUSSELLGLEN.COM

GOOD DESIGN SOLVES PROBLEMS.
GREAT DESIGN ANTICIPATES THEM.

Rivulet foresaw the necessity for connection, green spaces, and safe pathways, integrating these elements from the outset rather than as an afterthought.

RIVULET

Rivulet is a place that remembers you!

The way the paths connect, the way the spaces open, and the streets that feel familiar before you've even unpacked.

RIVULET

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The way the paths connect, the way the spaces open, and the streets that feel familiar before you've even unpacked.

RIVULET

RIVULET

WHAT'S THE NEXT HOT SPOT IN DALLAS?

Rivulet: Dallas' next great current

Homes. Trails. Shops. Community.

All woven into one vibrant, walkable Oak Cliff neighborhood.

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A COMMUNITY WHERE FOOTPATHS LEAD TO FRIENDSHIPS



RIVULET



RIVULET

A SANCTUARY THAT STILL FEELS LIKE PART OF SOMETHING

GRAND

A place that changes how you wake up, promotes slowing down, and inspires meaningful engagement.

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DALLAS' NEXT GREAT CURRENT









WHERE VISION SHAPES COMMUNITY


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RIVULET

TOM HOLLAND

EXECUTIVE MANAGER

(214) 247-6800
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RIVULET

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EXECUTIVE MANAGER

(214) 247-6800

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RIVULET

TOM HOLLAND

EXECUTIVE MANAGER

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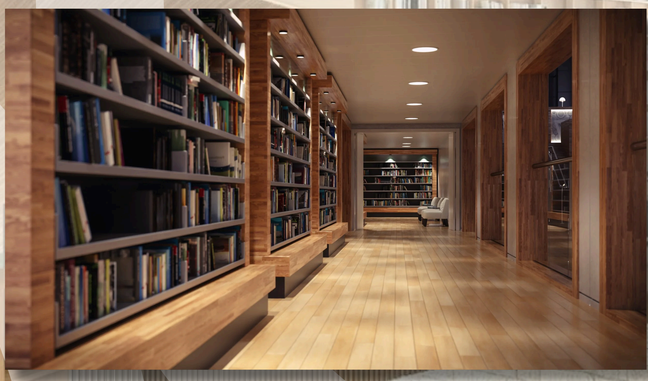
DALLAS' NEXT GREAT CURRENT

PURPOSEFUL DESIGN & SEAMLESS LIVING













Homes. Trails. Shops. Community.
All woven into one vibrant,
walkable Oak Cliff neighborhood.

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RIVULET

OAK CLIFF'S NEXT BIG EVOLUTION.

RIVULET

SIX ACRES OF GREEN
OPEN EIGHTY ACRES
OF POSSIBILITY

RIVULET: OAK CLIFF'S NEXT BIG EVOLUTION

RIVULET

OAK CLIFF BUILT ITS NAME ON CHARACTER.

RIVULET BUILDS ON THAT FOUNDATION.



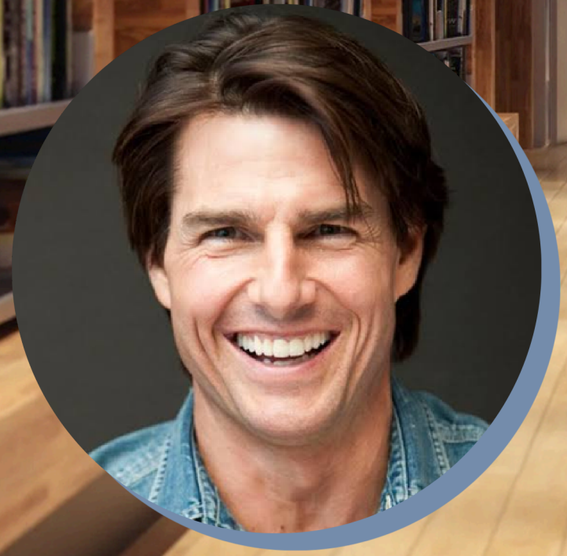
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Watch & Listen on YouTube

DALLAS' NEXT GREAT CURRENT

Hosted by Terrence ft. Tom Cruise



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Hosted by Terrence ft. Tom Cruise



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DALLAS' NEXT GREAT CURRENT.



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DALLAS' NEXT GREAT CURRENT.



RIVULET



DALLAS' NEXT GREAT CURRENT.

RIVULET

To:

Jacob Ernest

1730 Hawthorne Avenue
Dallas, TX 75204

Dear Mr. Ernest

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Regards,

Amy Wagner
CFO

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INFO@RUSSELLGLEN.COM

RIVULET

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Regards,

Amy Wagner
CFO

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RIVULET

DALLAS' NEXT GREAT CURRENT.

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HENRY CAVILL

PROJECT DIRECTOR

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RIVULET



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RIVULET

COMPANY PROFILE

Building Connected Communities Through
Nature, Innovation & Purpose

RIVULET

+123-456-7890

INFO@RUSSELLGLEN.COM

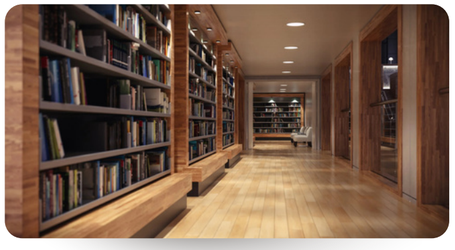
WWW.RIVULET.COM

Company Introduction

Who we are?

Rivulet is a thoughtfully designed 90-acre master-planned community located in Oak Cliff's Education Corridor in Dallas, Texas. Inspired by the natural flow of Rickett Branch Creek, Rivulet blends residential neighborhoods, retail destinations, offices, green spaces, and community amenities into one connected environment where people can live, work, learn, and thrive.

Designed for long-term growth, the community sits at the center of one of Southern Dallas' fastest-growing districts, surrounded by major educational institutions, expanding employment centers, and excellent transportation access. Every element of Rivulet is planned to encourage connectivity, sustainability, and an exceptional quality of life for residents, businesses, and visitors alike







Vision & Mission

The purpose behind our work

RIVULET

Our Vision

To become Southern Dallas' premier master-planned community where nature, innovation, education, and vibrant neighborhoods come together to create an exceptional place to live, work, learn, and grow.

Rivulet envisions a future where thoughtfully designed spaces inspire meaningful connections, promote sustainable living, and support long-term economic and community growth. By embracing the natural beauty of Rickett Branch Creek and the surrounding Education Corridor, we aim to create a destination that enriches generations to come.

Our Mission

To develop a thriving mixed-use community that seamlessly integrates residential living, retail, office spaces, parks, and community amenities within a walkable, nature-inspired environment.

Through responsible planning, quality design, and strategic partnerships, Rivulet is committed to creating lasting value for residents, businesses, investors, and the surrounding community while contributing to the continued growth of Southern Dallas.

Core Services

What we deliver?

Rivulet is a 90-acre master-planned community located in the heart of Oak Cliff's Education Corridor. Inspired by the natural flow of Rickett Branch Creek, we create thoughtfully designed spaces where people can live, learn, work, shop, and connect.

Surrounded by leading educational institutions, major employers, and convenient transportation access, Rivulet is designed to support long-term growth, sustainability, and an exceptional quality of life for the Southern Dallas community



Service Points

Master Planning & Community Development	Residential Development	Retail, Office & Mixed-Use Development	Parks, Amenities & Lifestyle Experiences

RIVULET

Business Strengths

What makes us different?

Rivulet combines thoughtful master planning, a prime location, and a nature-inspired vision to create a community designed for lasting growth. Located in Dallas' Education Corridor, the development seamlessly integrates residential living, retail, offices, parks, and community amenities into one connected destination. Every aspect of Rivulet is planned to foster opportunity, sustainability, and an exceptional quality of life.







Prime Location	Master-Planned Community	Sustainable Growth

RIVULET

Leadership Team

The people behind our success

Rivulet is driven by a diverse team of experienced leaders who are passionate about building vibrant communities and creating lasting impact. Together, we bring vision, expertise, and dedication to every detail of Rivulet's master-planned community.



Avery Davis

Managing Director



Sophia Bennett

Creative Division



Neil Tran

Business Strategy



Mariana Napolitani

Client Relations

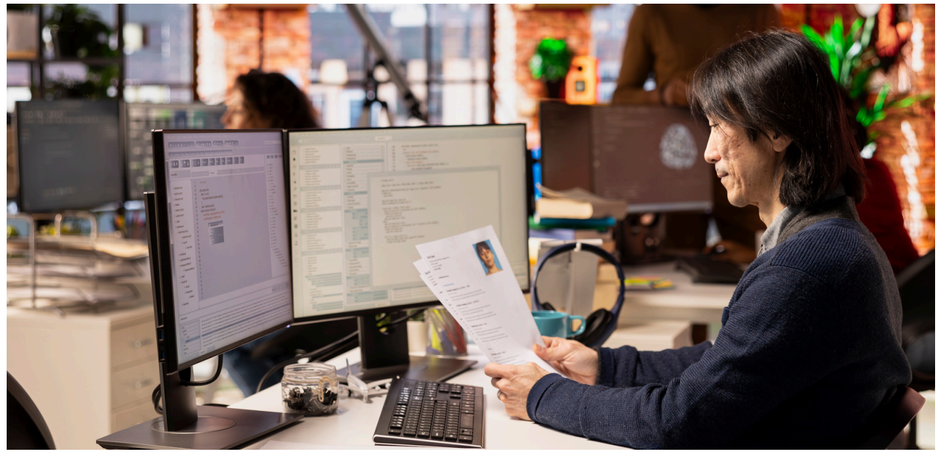
Company Milestones

Building a Connected Future

Rivulet represents a long-term vision for transforming Southern Dallas through thoughtful planning, sustainable development, and community-focused design. Every milestone reflects our commitment to creating a destination where people can live, work, learn, and thrive together.







RIVULET



Rivulet brings together homes, shops, parks, and people in one walkable community across from UNT Dallas. It's where education, nature, and daily life meet.

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