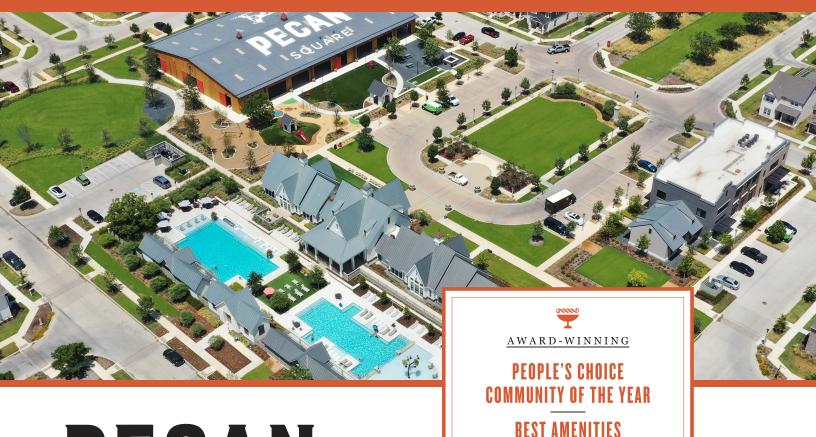
# PECAN SQUARE IN NORTHLAKE



# PECAN SQUARESM

# **FACTS & FIGURES**

Homes from the high \$300s - \$800s 1,200-acre Community / 3,100 Homes at Build-out

# **BUILDERS**

Ashton Woods • Coventry Homes

David Weekley Homes • D.R. Horton

Highland Homes • Pulte Homes

Toll Brothers

# MEET ME AT THE SQUARE

MASTER-PLANNED COMMUNITY OF THE YEAR

Pecan Square is the small Texas town you grew up in – or wish you did. Designed to create authentic connections, this beautiful community in southern Denton County offers all the nostalgia of its rural roots, where past and present meet for today's family. Pecan Square was designed around a walkable Town Square with unique, award-winning amenities with a nod to the past and an eye on the future.



Pecan Square is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 30+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates. Learn more at www.HillwoodCommunities.com.

# PECAN SQUARE IN NORTHLAKE

#### **AMENITIES**

Amazon Hub Lockers

Basketball Courts

Co-Working Space

Dog Park

**Event Lawn** 

Game Room

Fireplace/Fire Pit

Fitness Center Full-time Lifestyle Director

Grills

Green Spaces Hike & Bike Trails Indoor Event Space

Lawn Games

On-site Elementary School

Open Air Pavilion

Parks

Pickleball Courts

Pizza Oven Playgrounds

Resort Pools

Splash Pad

## **SMART LIVING FOR SMART HOMEOWNERS**

Pecan Square Canopy by Hillwood is our unique technology and amenity bundle. At move-in, residents enjoy full-house, half-gig WiFi, Ring doorbell, and Amazon Echo Show. Coupled with the Amazon Hub lockers at the Post & Parcel center and an on-site HomePro home automation specialist, you'll live in the most tech savvy neighborhood in North Texas.

## **SCHOOLS**

#### **Northwest ISD**

Pecan Square students attend our on-site Johnie Daniel Elementary School along with Pike Middle School and Byron Nelson High School. Pecan Square has plans for an on-site middle school and high school, along with a stadium complex!

## **LOCATION**

#### Northlake, Texas

Pecan Square's location in Northlake within Denton County provides excellent access via I-35 to major employment, travel, medical, shopping, and dining destinations while retaining a small-town charm that makes the community truly feel like home.

#### AN ENGAGING LIFESTYLE

Pecan Square's lifestyle program includes hundreds of opportunities to gather each year. Whether introducing new neighbors, facilitating resident clubs, or bringing the whole community together for events, our lifestyle programs build lifelong bonds. Visit our social media platforms to learn more!

### **HOA DUES**

Lot Size	Annual Dues	Pecan Square HOA	Frontier 500/500 Internet	Front Yard Maintenance	Townhom Sub Associatio
40'	\$2,780				
50'	\$2,260				
60'	\$2,260				
70'	\$3,040				
100'	\$2,260				
Townhomes	\$5,494				

Visit www.pecansguarehoa.com for more information.

#### TAX RATE\*

 Denton County:
 0.217543

 Northwest ISD:
 1.274600

 Town of Northlake:
 0.295000

 Denton ESD No. 1:
 0.093300

 Northlake MMD No. 1:
 0.705000

 Total:
 2.585443

<sup>\*</sup>Verify tax rates with taxing entity or builder sales rep.







