

# UNION PARK IN LITTLE ELM



## UnionPark<sup>SM</sup>

### Facts & Figures

Homes from the \$300s - \$900s

1,100-acre Community / 3,400 Homes at Build-out

30-acre Central Park

### Builders

American Legend Homes • Bloomfield Homes •

Del Webb Active Adult • Tri Pointe Homes



### A Sense of Belonging

Union Park truly lives up to its name, bringing friends and neighbors together using unique park spaces and amenities to create a lifestyle experience unlike anywhere else in North Texas. Embracing the Central Park that is the centerpiece of the community, the young and young-at-heart discover new ways to connect with nature and each other every day in Union Park.



Union Park is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers with a 35+ 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](http://www.HillwoodCommunities.com).

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## Amenities

ADA Accessible Playground	Hike & Bike Trails
Basketball Courts	Indoor Event Space
Central Park	Kids Splash Pad
Event Lawn	Lap Pool
Fireplace	On-site Elementary School
Fishing Ponds	Open Air Pavilions
Fitness Center	Outdoor Fitness Area
Food Truck Park	Pickleball Court
Full-time Lifestyle Director	Playgrounds
Green Spaces	Resort Pool
Grills	Shaded Dog Park
	Volleyball Courts

## Schools

### Denton ISD

Union Park students attend the acclaimed Denton Independent School District, including the on-site Union Park Elementary. With walking and biking trails connecting elementary and middle schools, and a high school located just across U.S. Highway 380, education is a central part of Union Park living.

## Location

### Little Elm, Texas

Located in the Town of Little Elm within Denton County, Union Park residents enjoy the lake life just minutes from Lake Lewisville without compromising convenience. With an abundance of exceptional shopping, dining, employment, and entertainment options a short drive away, opportunities to enjoy a vibrant life are endless.

**Visit [UnionParkbyHillwood.com](http://UnionParkbyHillwood.com) to learn more and view available homes!**



## Award-Winning Lifestyle Program

Anchored by a 30-acre Central Park, friends and families gather for morning strolls through tree-lined greenbelts, afternoon get-togethers in the shade of the pavilion, and movie nights on the event lawn. Union Park has an extensive list of community groups and a full lifestyle calendar crafted by Lifestyle Director Jenny Laible, whose focus is strengthening the Union Park community through hundreds of events and activities.

## HOA Dues

Monthly assessments range from \$120 to \$135 depending on lot size and include perks that save time, money, and stress. In addition to front yard maintenance and home alarm monitoring, your HOA dues include hundreds of opportunities each year to socialize, learn, and celebrate. Please contact a Del Webb associate for specific Del Webb HOA information.

## Tax Rate\*

Town of Little Elm	\$0.589900
MMD	\$0.518000
Denton ISD	\$1.159200
Denton County	\$0.189485
<b>Total</b>	<b>\$2.456585</b>

*\*Verify tax rate with the appropriate taxing entity or your builder sales rep.*



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