

★ ★ MEET AT THE ★ ★

SQUARE

Your New Small Town

est. 2019



An aerial photograph of a modern residential community. The houses are arranged in neat rows, featuring grey roofs and light-colored siding. A central road curves through the development, lined with young trees and manicured lawns. In the background, a large, open field stretches towards a distant horizon under a bright blue sky with scattered white clouds. A white text box with a thin orange border is centered in the middle of the image, containing text about the community's history.

—◆—

How our story begins.

Pecan Square was once a beautiful horse ranch with a pecan tree-lined entrance that led to the barn where Jackson Hall sits today. Not only did the old trees inspire much of the community's design, they inspired the name itself.

—◆—



What's in a name?

PECAN. No matter how you like to pronounce our name, it means the same thing...a place to call home and a place that welcomes all.





Everything the Town Square has to offer is just a short walk from your front door. Here you can laugh and share stories around a warm fire pit, barbecue with friends and neighbors, and throw a celebration to remember in The Arena's impressive event space.

WELCOME TO SMALL TOWN LIFE

This is a story about the American Dream, rediscovered and reinterpreted. Where people will gather to share the very best of life: local foods, music, crafts, and everything that matters most.

PECAN SQUARE: A PLACE IN THE MAKING

In a small Texas country town, you not only know your neighbors, you cherish them. You cook together at barbecues, celebrate important events, and enjoy the small moments that bind lives together...like sharing a cup of coffee and some good advice or competing in a friendly game of cornhole. Pecan Square was inspired by and built around this idea that there is strength, love and undeniable purpose in community. Life is meaningful here—and isn't that the point?

LET THE GAMES...AND LIFE...BEGIN

In celebration of our proud Texas heritage, our community of impeccably designed homes is built around the *Town Square*—the central hub that is an homage to small town life—and yet so much more. There is *Jackson Hall*, the place to meet, play, share and learn; *The Greeting House*, where residents co-work, plan and dream; *The Arena*, where folks of all ages compete in sports and celebrate life's cherished events; and *The Lawn*, where picnics, games and yoga classes happen daily.



Our students attend Northwest ISD, which boasts a 95% parent satisfaction rate and scored well above state averages in all accountability areas. Plus, Pecan Square will have elementary, middle and high schools located on-site in the future. The Johnnie Daniel Elementary School opens for the Fall 2023 school year!



PECAN SQUARE CANOPY

DEFINES CONNECTION

At Pecan Square, connection is even more than the warm feeling shared between neighbors, it's the innovative technology that makes your life more convenient, more integrated, and more than a little easier.

WE'VE GOT YOU TECHNOLOGICALLY COVERED

Our community is exquisitely designed to complement your life, and we've constructed a plan to further define just how important it is to be not only connected, but forward-thinking. With *Pecan Square Canopy* by Hillwood, your home is beyond smart—it's technologically bundled to help connect all aspects of your life: work, play, communications and everything else. With integration like this, you have more time to enjoy all of life's special moments.



With a life as conveniently connected as yours, all of the smaller moments will become more apparent. More important. And more focused.

CONNECTIVITY ON DAY ONE

- Standard half-gigabit internet included
- Guaranteed whole home Wi-Fi coverage by HomePro
- HomePro home automation specialist on-site
- Stream movies, music, and play games from any room in your house
- Alexa-activated Amazon Echo Show connects you to the lifestyle program, HOA team, and your neighbors
- Ring Video Doorbell included
- Pick up your Amazon packages from the secured Amazon Hub lockers at the Post & Parcel
- Pecan Square Life mobile app makes reserving amenities, connecting to the HOA, and viewing the lifestyle program event calendar available at your fingertips
- Enjoy the convenience of a coworking space at the Greeting House



A LIFESTYLE PLANNED FOR

EVENTS, FUN & MORE

The Pecan Square lifestyle is all about community—togetherness, friendships and growth. Fun events and gatherings are regularly coordinated to help further engage and enrich you and your family's lifestyle.

AN AWARD-WINNING LIFESTYLE

Attend a cook-off. Perform in a singing contest. Walk, stroll or run a 5K! At Pecan Square, there is always something inviting and fun to do, whether you're a kid, or a kid at heart. Our spirited lifestyle program helps to create connection through a robust offering of clubs, activities and events of all kinds. And our Lifestyle Manager helps to coordinate everything, with over 300 events planned each year.

VIBRANT LIVING AT YOUR FINGERTIPS

With everything Pecan Square has to offer, it's vitally important that you are in the know—and we've got you covered. The Pecan Square Life App helps to keep residents up to date with the latest news and special events happening within the community. And the app's handy event calendar is populated with club gatherings, events and activities—yet another way to keep you fully engaged and connected.



MEET ME AT

THE SQUARE

This is the central heartbeat of Pecan Square, where people can experience the truest sense of community, and engage in activities designed to help you live your best life.



AWARD-WINNING

BEST AMENITIES
COMMUNITY OF THE YEAR
BEST LIFESTYLE

*Awarded by the
Dallas Builders Association and the
National Association of
Home Builders*



THE PLACE TO GATHER, CELEBRATE, PLAN & DREAM

A town square has historically been the heart of small town Texas life. It's a warm, friendly place where people gather to share the day's news, engage in a competitive game of cards or pool, enjoy a good cup of coffee, or listen to some classic country music. The *Town Square*, central to Pecan Square life, was thoughtfully designed in honor of the traditions that make small town life so incredibly special. But with a very modern twist because life has never been as diversified and integrated as it is now.

The *Greeting House* and coworking spaces offer not only the perfect neighborly respite from the day's activities, but a place to 'plug in' like never before. Residents not only drop in and hang out here, but are free to share fully connected and flexible coworking spaces where they can set up a cozy office-away-from-home and group meetings.



More exciting amenities
on the following pages!



1

The Greeting House

The *Greeting House* is home to Pecan Square's *Community Host*, who can give you the inside scoop on the community and take you on a tour. Also at the *Greeting House* is the *Lifestyle Director*, who plans hundreds of events, organizes clubs, and generally ensures a good time for all.



4

Jack's Snacks

The *Greeting House's* self-service convenience station offers a variety of snacks and beverages for purchase.



2

Coworking Space

Pecan Square's expansive, two-story coworking center features a flexible work space with cozy nooks and meeting rooms.



5

HOA Team

Here you'll find our HOA team members, ready to assist with any questions or needs you may have regarding the lifestyle program, common areas, amenities and community standards.



3

Workroom

The *Greeting House's* workroom provides printing and copying capabilities, so you have all the perks of a conventional office.



6

Post & Parcel

Online shoppers know their Amazon packages are safely secured in our on-site Amazon Hub lockers.

FITNESS, FUN & GAMES AT JACKSON HALL

Anchoring the *Town Square* is *Jackson Hall*, an award-winning amenity designed in tribute to the old horse barn that once stood in its place. If the *Greeting House* is the ideal place to work, plan and plug in, *Jackson Hall* is its stylish counterpart in everything fun, recreational and educational. Friends, family and soon-to-be-friends regularly retreat to our spacious game room for a match of chess, billiards

or shuffleboard. And our elegant family and class room offers residents an ideal space to organize and hold learning activities and group workshops. Or, if you just want to sit and read a great book, where better to curl up than next to our resort-style pool while the kids splash and swim? And if keeping fit is your goal, *Jackson Hall* is home to a fully equipped fitness center.



7

Fitness Center

Pecan Square's state-of-the-art fitness center defines convenience and accessibility for those who want to hit the gym.



10

Family & Class Room

Jackson Hall's dedicated family and class room is the perfect setting for group learning activities, discussions and workshops.



8

Pools

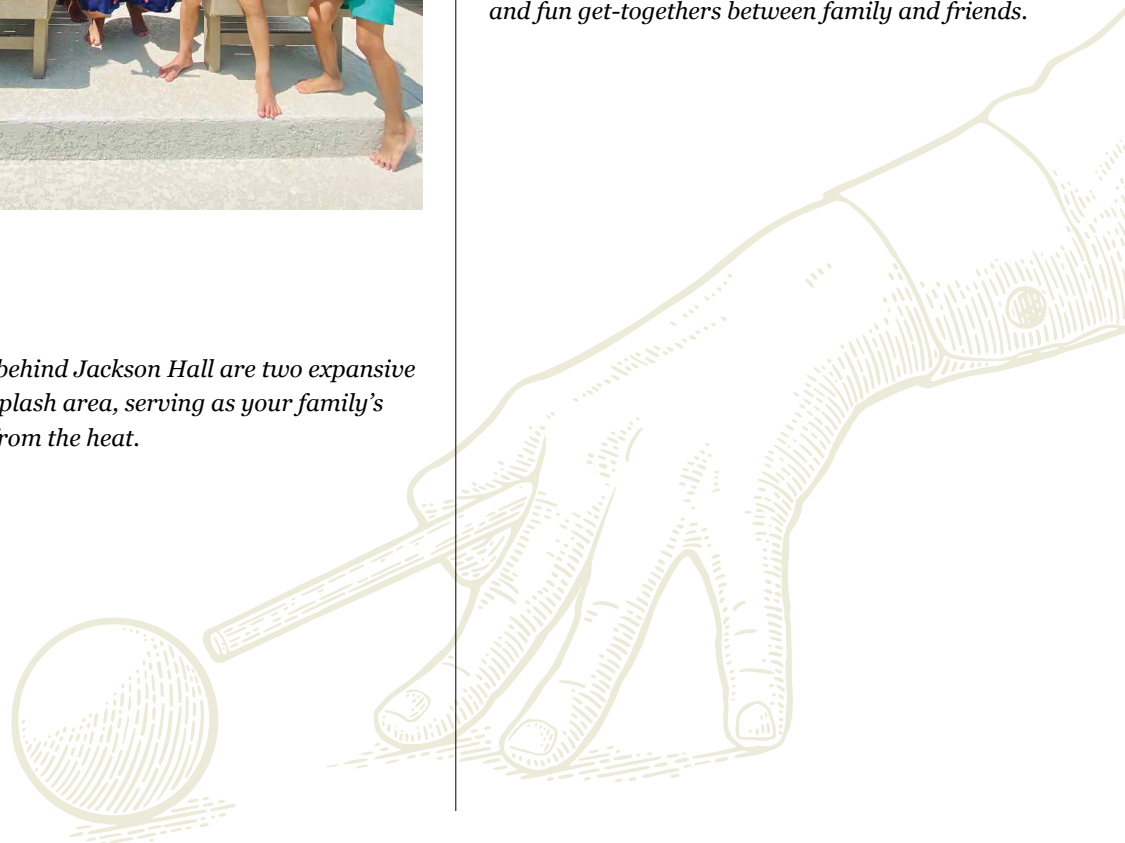
Located just behind Jackson Hall are two expansive pools and a splash area, serving as your family's cool retreat from the heat.



9

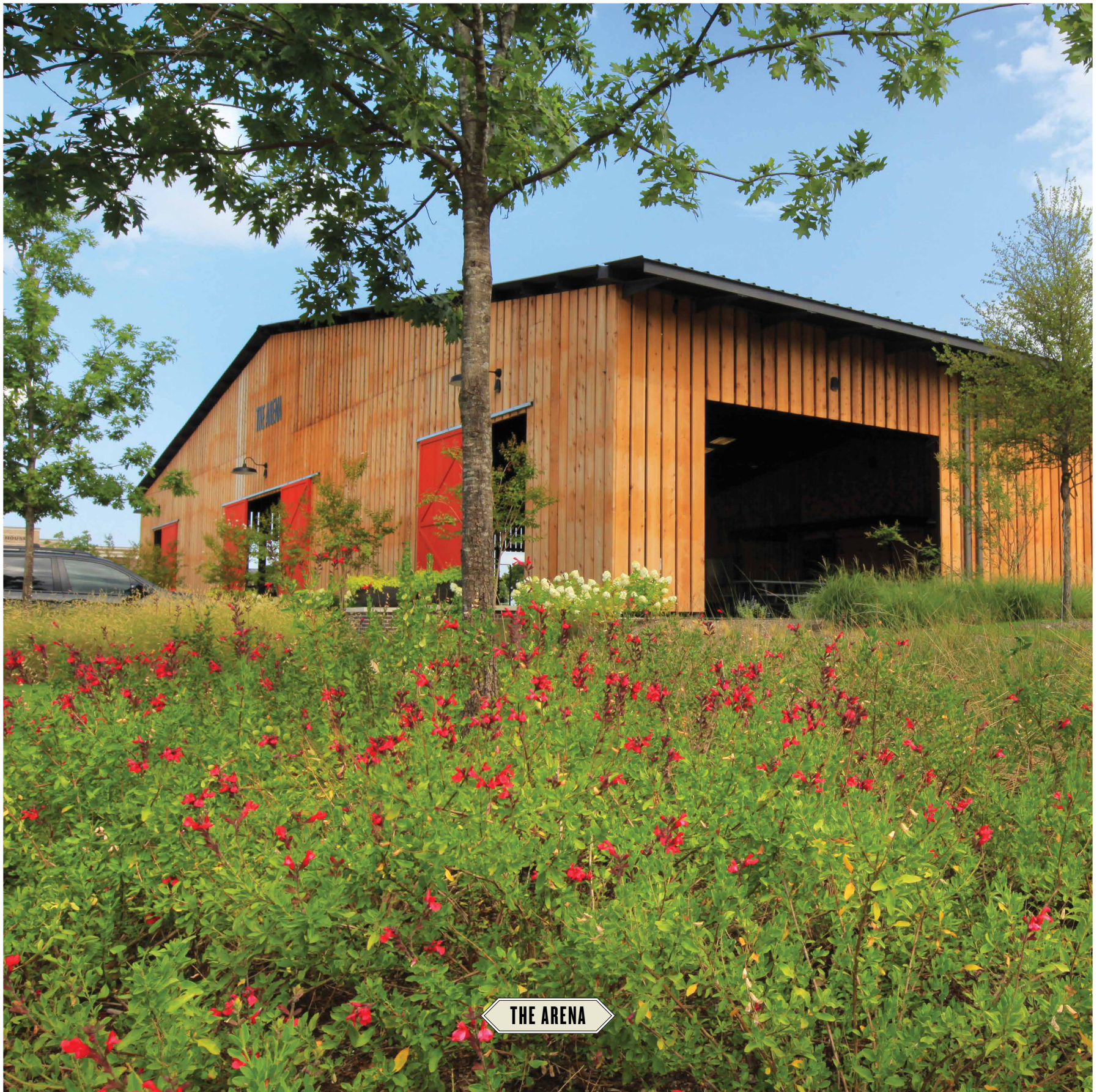
Game Room

Our magnificent game room is ideal for competitive and fun get-togethers between family and friends.





JACKSON HALL



THE ARENA

EVENTS & COMPETITIONS ENERGIZE THE ARENA

Nothing says ‘small town Texas’ like a good old fashioned, mouth-watering barbecue cook-off. Or perhaps a farmers market highlighting fresh, local produce? Or how about a music festival featuring the best in local bands? *The Arena*, Pecan Square’s award-winning 22,000-square-foot covered pavilion, holds court to just about any community gathering or live music event you can possibly dream up.

And speaking of courts, *The Arena*’s south side features covered sport courts with basketball, pickleball and more as it opens up onto a large outdoor green space. And just outside of *The Arena* is *Pioneer Park*, an exploration park where children can play, parents can barbecue, and neighbors can socialize by the fire pit.



13

Pioneer Park

Families enjoy a dog-themed playground, picnic tables, yard games, a fire pit, outdoor grills, and even a pizza oven at this casual gathering space just outside of *The Arena*.

11

Sport Courts

Playing a competitive game of ball has never been more conveniently fun than at our covered sport courts in *The Arena*.

12

Event Space

The Arena’s large covered entertainment space features a catering kitchen, two massive TV screens and a stage for live music.



14

The Lawn

This big grassy space was made for yoga classes, field games, picnics, movie nights, and more.

BEYOND THE SQUARE, MORE BEAUTY, MORE FUN

While the *Town Square* and everything it offers functions as the beating heart of Pecan Square, our beautiful green spaces and recreational opportunities extend out into every part of the community...and just steps from your door. The *Barking Lot* is a dog park like no other—a large green space where your big and small furry ones can play and run through obstacles while you read and relax in the shade structure, or mingle with neighbors. An evening stroll will lead you to *Fielding*



Barking Lot

Our expansive dog park includes a shade structure and separate enclosed areas for both small dogs and big dogs.

Elm Tower

This beautiful tower located atop our highest point overlooks the community and offers stunning views. The 213-pound bell was cast in 1882 by the McShane Bell Company in Missouri, the oldest bell maker in the U.S.



Park or *Cobbler Park*, beautiful parks with charming playgrounds and open green spaces. And standing proudly at the corner of Horizon Way and Elm Place is *Elm Tower*, serving as a scenic viewpoint into our community. Additional opportunities for green spaces and recreation will be forthcoming as the community of Pecan Square—and your family—continues to grow and flourish for years to come.



Fielding Park & Cobbler Park

Pecan Square has two spacious community playgrounds that are perfect for family picnics, play time and games.



PECAN SQUARE BY HILLWOOD COMMUNITIES

In 1988, Ross Perot, Jr. founded Hillwood based on the core values of teamwork, respect, integrity, and excellence. Rooted in a strong entrepreneurial vision, Hillwood is committed to bringing long-term value to customers and partners through real estate development, investments and public-private partnerships.

Hillwood Communities, the award-winning residential arm of Hillwood, expands its decades-long investment in the thriving corridor known as AllianceTexas by creating family-friendly, innovative communities.

Each Hillwood Communities endeavor is measured against five principles guiding the placemaking effort: *sense of community, well-being, enrichment, stewardship, and innovation*. For Pecan Square, that involved collaboration with local stakeholders and industry leaders to create a community with stellar amenities, a vibrant lifestyle program, and a healthier, smarter, more enjoyable place to live.



"The real estate business was something Dad and I could do together." – Ross Perot, Jr.



HILLWOODCOMMUNITIES.COM



WELCOME TO THE

GREETING HOUSE

The Place to Socialize, Work, Meet & Snack

— est. 2019 —



We are all about the service. Visit the *Greeting House* and be welcomed by our friendly Community Host, who can take you on a tour and tell you the story of Pecan Square. In addition, a HomePro specialist will be on-hand Monday through Friday to help with your home technology needs, and you can get to know the HOA Manager and Lifestyle Director, too.

The *Greeting House* is also home to a *Coworking Space* like no other. With work stations, meeting rooms, and all of the conveniences necessary to get the job done, our two-story space is the ideal spot to work, while being close to home.

ONLY IN PECAN SQUARE:

*Master-planned
Community of the Year*

Dallas Builders Association

2021

*People's Choice
Community of the Year*

Dallas Builders Association

2021

*Best Community
Amenity of the Year*

Dallas Builders Association

2021 & 2022

PecanSquareByHillwood.com

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