

# LANDMARK IN DENTON



## LANDMARK

DENTON ▲ TEXAS

### FACTS & FIGURES

Homes from the high \$300s - \$1 Million  
3,200-acre development / 6,000 single-family homes  
and 3,000 multifamily residences / 1,100-acre green  
ecosystem of parks, trails, open space and outdoor  
recreation / 5 Million square feet of retail, dining,  
office and commercial mixed-use on 900 acres

### BUILDERS

American Legend Homes (50') • Coventry Homes (40')  
David Weekley Homes (45') • Drees Custom Homes (60' & 70')  
Highland Homes (50') • M/I Homes (40') • Perry Homes (60')  
Toll Brothers (60') • Tri Pointe Homes (45')

## A bold new corner of North Texas

Minutes from AllianceTexas, Landmark promises a new destination to live, work, learn, play and thrive in the embrace of nature. Named for the land's distinct history and importance to the region, this 3,200-acre masterfully planned development will seamlessly blend residential and commercial as a catalyst for growth in Denton. Home to Pilot Knob, a beloved North Texas landmark, it and the surrounding hills will anchor an 1,100-acre green ecosystem of parks, trails, open space, and outdoor recreation. Models from nine top homebuilders are open now while an H-E-B grocery store opens spring 2027.



Landmark 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).

# LANDMARK IN DENTON

## AMENITIES

- Full-time Lifestyle Director
- Full-time Director of Nature & Wellness
- 1,100 acres of Open Space
- Trails
- Parks and Playgrounds
- Outdoor Pavilion
- Amphitheater
- Outdoor Fireplaces
- Game Room
- Grills
- Fishing Lake
- Indoor Event Space
- Lawn Games
- Co-working Space
- Food Truck Park
- Observation Tower
- The Knobs
- Resort Pools
- H-E-B Grocery (spring 2027)
- Future on-site schools
- Event Lawn



## LIFESTYLE PROGRAM



Hillwood Communities nationally-recognized lifestyle programming comes to Landmark led by Senior Lifestyle Director, Page Austin.

Designed with something for everyone in mind, a full calendar of clubs, activities, celebrations, fitness classes, and more invite people of all ages to experience life together.

## NATURE & WELLNESS



Landmark's enhanced lifestyle programming includes a focus on nature and wellness to benefit whole person well-being. Our Director of Wellness in Nature, Amy Massingill,

will bring programming designed to excite people of all ages to better understand, respect, engage with, and steward the land.

## SCHOOLS

### Denton ISD

Landmark students will attend E.P. Rayzor Elementary School, Harpool Middle School, Guyer High School. Landmark has plans for two elementary schools and one middle school on-site.

## LOCATION

### Denton, Texas

Landmark's location is conveniently located off I-35W, midway between Hwy 114 and Denton. It is on the southern border of Denton with access and frontage off of the Interstate and Robson Ranch Road. Exit 79 to visit Landmark.

## HOA DUES

Landmark HOA dues are \$1,600 per year and pay for the maintenance of amenities and common areas. Each home will include a full gigabit fiber internet connection billed separately through Centric at \$65 per month.

## TAX RATE\*

All rates are per \$100 valuation:

MMD:	0.770000%
City of Denton:	0.595420%
Denton County:	0.185938%
Denton ISD:	1.156900%
<b>TOTAL:</b>	<b>2.708258%</b>

\*Verify tax rates with Denton County.



[LandmarkByHillwood.com](http://LandmarkByHillwood.com)

