

R A M B L E I N C E L I N A



Turtle Club Ramble's first planned amenity center

Ramble

C E L I N A 🌳 T E X A S

FACTS & FIGURES

Homes from the \$400s - \$1 Million

1,380+ acres of connected, crafted community

Nearly 220 acres of public parks and green spaces

4,200 single-family homes

BUILDERS

American Legend Homes

Coventry Homes • Drees Custom Homes

Highland Homes • Perry Homes

LIFE AT THE PACE OF HAPPY

Here in the rolling North Texas prairie, woodlands, and wetlands of Celina, a new home community is taking shape in a park rather than the other way around. With places to gather, wander, and wonder close to home, Ramble is intentionally designed around everyday wellness – where walkability, gathering spaces, natural landscapes, and thoughtful programming work together to support healthier rhythms of living.

Developed to educate, expose to nature, and excite people of all ages, Ramble encourages a deeper understanding, respect, and stewardship of the land. It invites the community to slow down, observe, and reconnect – fostering a lifestyle that feels both grounded and restorative.

In a fast-paced world, Ramble restores healthy balance. It's life crafted and connected – moving at the pace of happy... good and slow.



Ramble 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.

RAMBLE IN CELINA

AMENITIES

- **Ramble Trailway**, designed as a 7-mile linear greenspace filled with play lawns, breezy picnic pavilions and people out enjoying the day.
- **Turtle Club**, Ramble's first planned amenity center features a stunning National-Parks inspired clubhouse with indoor and outdoor fitness overlooking a lake, an ever-so-inviting infinity pool with relaxing sun shelves, a festive gathering space, event lawn, food-truck parking, nature-inspired playscape, and fishing pier.
- **18-acre recreational lake**, one of several lakes, offering healthy habitat for wildlife and wild kids alike.



LIFESTYLE PROGRAM



Ramble's Lifestyle Program is intentionally designed around everyday wellness. Led by Jenny Laible, our award-winning Lifestyle Manager, programming goes beyond events to cultivate meaningful connection and a more balanced way of living. Residents can enjoy outdoor fitness and movement classes, nature walks, community dinners and backyard gatherings, volunteer and stewardship initiatives, educational workshops, and seasonal celebrations rooted in the land – creating experiences as dynamic and expansive as the Ramble Trailway.

WELLNESS IN NATURE



Our Director of Wellness in Nature, Amy Massingill, curates programming that connects Ramble residents to the land through education, immersive experiences, and environmental stewardship – inviting residents to slow down, engage more deeply, and experience nature as part of everyday life.

COFFEE SHOP

Ramble's on-site Coffee House is an old residence reimaged and given new life with a barista bar, a maker-studio and welcoming backyard.

SCHOOLS

Celina ISD

Ramble's young learners attend class within the "Exemplary" Celina ISD, with several elementary schools, Moore Middle School and Celina High School not far from home. A brand-new on-site Celina ISD elementary school will open by fall 2027, and there are plans for a second future on-site elementary school as the community grows.

LOCATION

Celina, Texas

Just two short miles south of Ramble is downtown Celina, Texas. Our hard-working, fun-loving hometown north of Dallas boasts epic seasonal events, great restaurants, wineries, and boutique shopping.

HOA DUES

Ramble HOA dues range from \$163 to \$217 per month* and pay for front yard maintenance for all homes, onsite staff and the maintenance of amenities and common areas. Each home will include a full gigabit fiber internet connection billed separately at \$65 per month.

**Subject to change.*

TAX RATE**

All rates are per \$100 valuation:

Celina ISD:	1.208900%
City of Celina:	0.576401%
Collin County:	0.149343%
Collin College:	0.081220%
MMD No. 2:	0.770000%
TOTAL:	2.785864%

***Verify tax rates with Denton County.*



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