

PECAN SQUARE IN NORTHLAKE



PECAN SQUARESM

2021 MASTER-PLANNED OF THE YEAR
COMMUNITY

2021 PEOPLE'S CHOICE OF THE YEAR
COMMUNITY

2022 2021 BEST AMENITY
COMMUNITY

FACTS & FIGURES

Homes from the \$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

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 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.

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AMENITIES

Amazon Hub Lockers	Indoor Event Space
Basketball Courts	Lawn Games
Co-Working Space	On-site Elementary School*
Dog Park	Open Air Pavilion
Event Lawn	Parks
Fireplace/Fire Pit	Pickleball Courts
Fitness Center	Pizza Oven
Full-time Lifestyle Director	Playgrounds
Game Room	Resort Pools
Grills	Splash Pad
Green Spaces	*Future Amenity
Hike & Bike Trails	

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

Currently, Pecan Square students attend Lance Thompson Elementary just down the road in our neighboring Harvest community along with Pike Middle School and Northwest High School; but that's just until Pecan Square's own on-site elementary, middle, and high schools open along with a stadium complex! Our on-site Johnnie Daniel Elementary School is under construction now and will be opening in Fall 2023.

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.



PecanSquarebyHillwood.com

2021 **BEST** LIFESTYLE PROGRAM

2021 **BEST** LIFESTYLE DIRECTOR

AWARD-WINNING LIFESTYLE

Pecan Square's lifestyle program includes hundreds of opportunities to gather each year, organized by our award-winning Lifestyle Director, Candace Culver. 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

Pricing based on lot size – assessments paid semi-annually.

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

All rear entry lots (40' and 70') include front yard maintenance.

Visit www.pecansquarehoa.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

**Verify tax rates with taxing entity or builder sales rep.*



PECAN
SQUARE™