

PECAN SQUARE IN NORTHLAKE



PECAN SQUARESM

FACTS & FIGURES

Homes from the high \$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


AWARD-WINNING
COMMUNITY OF THE YEAR
BEST AMENITIES
**LIFESTYLE PROGRAM
OF THE YEAR**

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

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.

PECAN SQUARE IN NORTHLAKE

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 | |
| 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

Pecan Square students attend our on-site Johnnie Daniel Elementary School along with Pike Middle School and Byron Nelson High School. Pecan Square has plans for an on-site middle school and high school, along with a stadium complex!

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.

AN ENGAGING LIFESTYLE

Pecan Square's award-winning lifestyle program includes hundreds of opportunities to gather each year. Whether introducing new neighbors, facilitating resident clubs, or bringing the whole community together for events, our lifestyle program builds 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' Front Entry | \$2,260 | ■ | ■ | | |
| 70' Rear Entry | \$3,040 | ■ | ■ | ■ | |
| 100' | \$2,260 | ■ | ■ | | |
| Townhomes | \$5,494 | ■ | ■ | ■ | ■ |

Visit www.pecansquarehoa.com for more information.

TAX RATE*

| | |
|----------------------|-----------------|
| Denton County: | 0.189485 |
| Northwest ISD: | 1.090200 |
| Town of Northlake: | 0.295000 |
| Denton ESD No. 1: | 0.080283 |
| Northlake MMD No. 1: | 0.705000 |
| Total: | 2.359968 |

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



PecanSquarebyHillwood.com



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