

# PECAN SQUARE IN NORTHLAKE



# PECAN SQUARE<sup>SM</sup>

  
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*

## FACTS & FIGURES

Homes from the high \$300s - \$1M+  
1,200-acre Community / 3,100 Homes at Build-out

## BUILDERS

Coventry Homes  
David Weekley Homes  
D.R. Horton  
Highland Homes  
Pulte Homes

## 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](http://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	
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	\$5,860	■	■	■	■

Visit [www.pecansquarehoa.com](http://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
<b>Total:</b>	<b>2.359968</b>

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



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



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