

TREELINE IN JUSTIN



TREELINE



**GOOD LAND. GOOD
PEOPLE. GOOD PLACE.**

FACTS & FIGURES

Homes from the High \$300s - \$600s

800-acre Community / 2,700 Homes at Build-out

BUILDERS

American Legend Homes • Beazer Homes

David Weekley Homes • D.R. Horton

Highland Homes • HistoryMaker Homes

Pulte Homes • Tri Pointe Homes

Located in the charming city of Justin, Treeline celebrates the natural beauty of its surroundings, leaning into the mature oak trees and meandering creek that are native to the land. Here, residents can deepen their connection with both the outdoors and their neighbors through unique nature-centric amenities, beautiful new construction homes and a vibrant lifestyle program.



Treeline 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

3-Stories Tall Treehouse
Amphitheater Lawn
Food Truck Park
Full-time Lifestyle Director
Grills
Hike & Bike Trails
Indoor Event Space
Lawn Games
Orchards
Parks & Playgrounds
Pickleball Courts
Scenic Overlook & Observation Deck
Swimming Pool



SCHOOLS

Northwest ISD

Treeline is located within the Northwest Independent School District (NISD), recognized for its A rating by Niche.com. Treeline residents will have access to quality public education through the nearby Justin Elementary School, Gene Pike Middle School, and Northwest High School. Plus, Treeline will be home to its own on-site NISD elementary school in the future.

LOCATION

Justin, Texas

Nestled amidst the serene allure of rural Denton County, just minutes away from the thriving AllianceTexas corridor, the city of Justin is filled with friendly faces, vibrant neighborhoods, and countless opportunities for exploration. Head to downtown Justin to enjoy an array of charming local options including restaurants and stores. Within a short drive from Treeline, you'll find the plentiful dining, shopping and entertainment options along Highway 114 and Interstate 35W. Enjoy delicious food at the various restaurants or have an adventure at the Texas Motor Speedway, Tanger Outlets, Ray Roberts Lake State Park, Fort Worth Stockyards, Hawaiian Falls Waterpark or Six Flags Amusement Park.

A CONNECTED LIFESTYLE

Treeline residents benefit from a full-time lifestyle director dedicated to fostering connections among neighbors, activating the stunning amenities, and planning events that bring the fun right into the community. From small groups and clubs to community-wide celebrations, residents enjoy plenty of events and activities throughout the year.

TAX RATE*

All rates are per \$100 valuation:

Denton County: 0.189485

Northwest ISD: 1.087900

Traditions MUD 2C: 1.200000

Total: 2.477385

**Verify tax rates with Denton County or builder sales rep.*

HOA DUES

Annual HOA dues are \$1,250 plus an additional \$720 for front yard maintenance on all homes for a total of \$1,970 per year.

Dues are paid bi-annually in February and August.



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