



# UnionPark™

## Celebrate a Vibrant Life



### A sense of belonging.

Near the shores of Lake Lewisville, minutes from Frisco and Denton in the town of Little Elm, both the young and the young at heart come together to celebrate a vibrant life at Union Park.

This unique multigenerational community offers homes from the high \$200s to \$600s and is anchored by a 30-acre Central Park,

where friends and families gather for morning strolls through tree-lined greenbelts, afternoon get-togethers in the shade of

the pavilion, and movie nights on the event lawn. From the lush greenbelts and woods of Central Park to appealing amenities

designed for foodies, dog lovers, fishing fans, and much more,

there's always something new to experience at Union Park. And

at the end of the day, Union Park neighbors settle into the home

that's perfectly suited to their stage of life — from singles and

couples to families and empty nesters.



### Union Park Builders

- American Legend Homes
- Beazer Homes
- Bloomfield Homes
- D.R. Horton
- Drees Custom Homes
- Highland Homes
- Coventry Homes
- Del Webb Active Adult

Homes from the high \$200s

3,400 single-family units located 5 miles west of the Dallas North Tollway along U.S. Highway 380

BY HILLWOOD  COMMUNITIES

[UNIONPARKBYHILLWOOD.COM](http://UNIONPARKBYHILLWOOD.COM)

## Denton ISD Schools

From kindergarten through high school, Union Park students attend the highly acclaimed Denton Independent School District. With walking and biking trails connecting elementary and middle schools, and a high school located just across U.S. Highway 380, each school day brings the comfortably familiar sight of neighborhood kids sharing the journey. With today's technologies and teaching methods, the student experience looks much different now than it did for Union Park parents and grandparents. Plus, we have an on-site school, Union Park Elementary, located within our community.

## Little Elm, Texas

Located in the Town of Little Elm, Union Park residents not only benefit from the emergency services and recreational amenities of the town of Little Elm — they also enjoy attractions like the sandy shores of the Beach at Little Elm, dinner and drinks at lakeside restaurants, and watersports of all kinds, provide an everyday escape on the shores of Lake Lewisville — just a few minutes' drive from Union Park.

## Union Park Homeowners Association

The Union Park HOA is managed by FirstService Residential. Monthly assessments range depending on lot size and include perks that save time, money, and stress. In addition to front yard maintenance, home alarm monitoring, and home automation, HOA dues include hundreds of planned opportunities each year organized by the community's on-site lifestyle manager.

Note: Please contact Del Webb directly on HOA dues.

## What is my tax rate in Union Park?

|                           |             |
|---------------------------|-------------|
| <b>Town of Little Elm</b> | \$ 0.643948 |
| <b>MMD</b>                | \$ 0.518000 |
| <b>Denton ISD</b>         | \$ 1.362000 |
| <b>Denton County</b>      | \$ 0.233086 |
| <b>Total Tax Rate</b>     | \$ 2.757034 |

## What is an MMD?

A municipal management district, or MMD, is a special district created by the State of Texas to finance facilities not provided by a municipality. Having a MMD at Union Park provides not only for the financing of improvements such as water, sewer, drainage, roads, and park facilities; it also funds the maintenance and operations cost of the public park and right of way landscape within the property.



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