

# LIBERTY IN MELISSA



## LIBERTY<sup>SM</sup>

### FACTS & FIGURES

Homes from the \$500s - \$900s

535-acre Community / 1,865 Homes at Build-out

### BUILDERS

Bloomfield Homes

Highland Homes

K. Hovnanian Homes

Perry Homes



### A SIMPLER WAY OF LIFE

Liberty is a tight-knit community offering a relaxed, uncomplicated way of life that keeps the big city within reach but at arm's length. Amenities range from pools, a soccer field, sport courts, and fishing ponds to an on-site elementary school in the coveted Melissa ISD. Residents fall in love with Liberty for its small-town charm — and they stay for the sense of community that comes through in every aspect of life.



Liberty is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 30+ 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

Basketball Court	On-site Elementary School
Fishing Ponds	Open Air Pavilion
Green Spaces	Pickleball Court
Grills	Playgrounds
Hike & Bike Trails	Resort Pool
Kids Splash Pad	Sand Volleyball Court
Lap Pool	

## SCHOOLS

### Melissa ISD

Liberty students attend Melissa ISD schools, including Harry McKillop Elementary — our on-site school! McKillop is also home to The Academy, which operates before- and after-school programs for students in grades 1–5. The Melissa ISD education center, middle school, and high school are all a short drive from Liberty.

## LOCATION

### Melissa, Texas

Located in Collin County, one of the nation's fastest growing and most prosperous counties, Melissa is near the big cities of Frisco, McKinney, and Allen. Whether you're in the mood to take in a baseball game at one of the nation's top minor-league fields, explore the harvest's bounty at a historic farmers market, or take a short drive to the region's top shopping and dining, life in Melissa offers the perfect blend of convenience and charm.



## HOA DUES

HOA dues are \$770 per year, paid semi-annually. These fees cover the cost of maintenance for community common areas, amenities, parks, and the HOA management.

## TAX RATE\*

City of Melissa	\$0.456168
Melissa ISD	\$1.442900
Collin County	\$0.152443
Collin County Community College	\$0.081220
<b>Total Tax Rate</b>	<b>\$2.132731</b>

*\*Verify tax rate directly with the taxing entity or your builder sales rep.*

**Visit [LibertybyHillwood.com](https://LibertybyHillwood.com) to learn more and view available homes!**



**LibertybyHillwood.com**

