

— *Your Field Guide to* —

TREELINE

GOOD LAND GOOD PEOPLE GOOD PLACE



Unplug & Connect with NATURE

Nestled on 800+ acres in the charming city of Justin, Treeline is a community that celebrates the natural beauty of its surroundings, leaning into the mature oak trees and meandering creek that are native to our land. Here, you can deepen your connection with both the outdoors and your neighbors through nature-centric amenities, beautiful new construction homes and a vibrant lifestyle program.

Healthy, fresh air connection is something you'll find everywhere in Treeline.



Rooted in Community Treeline was designed to encourage you to unplug and connect with nature. Our first crop of amenities include **The Hideaway** amenity center, **The Nook** library treehouse, **Sky Park** for cloud spotting and star gazing, **The Grove** orchard park, and **The Lookout** observation deck. **The Hideaway** will be home to **The Retreat** community hall and resort-style pool, **HOA** offices, an **amphitheater lawn**, **pickleball courts**, a **food truck park** and **picnic area**, **The Treehouse**, and **Twig Park**.

Our Home BUILDERS

Treeline offers a multitude of new construction home options for a variety of home buyers whether you're buying your first home, moving up for your growing family or downsizing for an empty nest. We are excited to partner with some of DFW's top builders:

- **American Legend Homes**
- **Beazer Homes**
- **D.R. Horton**
- **David Weekley Homes**
- **Highland Homes**
- **HistoryMaker Homes**
- **Pulte Homes**
- **Tri Pointe Homes**

Our initial home offerings include 40' rear, 45' front and 50' front lot sizes with a variety of architectural styles including Craftsman, Modern Farmhouse, Hill Country, Contemporary European and Transitional Modern.

Growing Brighter FUTURES

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.

Welcome to Treeline. Welcome home.



Our builders feature some of the finest home designs in DFW.



Opportunities for learning and growth abound in Treeline.



EXPLORE OUR *Amenities*

The ethos of Treeline is all about exploring the outdoors, and our amenities are built to do just that. Spread throughout the community are nature-inspired parks as well as walking and biking trails that weave through our iconic tree lines. Here, we want to provide residents with countless opportunities to engage with nature.



1. The Hideaway

The Hideaway—our 4-acre amenity site—offers a wealth of amenities including the Twig Park playground, The Retreat pool and community hall, pickleball courts, a food truck park and picnic area, an amphitheater lawn, and The Treehouse!



3. The Retreat

Looking to connect with neighbors or host an event of your own? The Retreat has indoor and outdoor spaces for resident gatherings and events for all ages! Or enjoy some fun in the beautiful pool and catch rays on the tanning ledges.



2. The Treehouse

A gaming treehouse three stories tall! There are various games of different levels for children of all ages to enjoy, and as they climb higher up the stairs, the games will increase in difficulty.



4. Twig Park

This is where imaginations soar. Twig Park is a fun tree-inspired playground, with smaller-sized slides, swings and climbers for little ones to explore.



5. Sky Park

A creative park for cloud spotting and star gazing. Logs and steppers in the park form constellations to inspire adventure and encourage learning. And on special occasions, a telescope is brought in for an educational sky gazing party!



7. The Grove

Home to a diverse collection of fruit-bearing trees and an open lawn ideal for a lively game of soccer. Nestled within the trees and under a large trellis with festoon lighting is an oversized farm table perfect for all sorts of celebrations.



6. The Nook

Grab a book and find a nook at this library treehouse inspired amenity that features swings, chairs, a slide and more for kids and adults alike to enjoy.



8. The Lookout

From this elevated vantage point, residents can enjoy breathtaking views above the flowing Trail Creek below, creating a serene and picturesque environment. The Lookout also features thoughtfully placed seating, making it an ideal spot to unwind and connect with nature.

TREELINE

TREELINEBYHILLWOOD.COM



FUTURE DEVELOPMENT

ENTRANCE

FM 407

FUTURE COMMERCIAL

FUTURE COMMERCIAL



- MODEL HOMES
- 40' REAR
BEAZER HOMES & HISTORYMAKER HOMES
- 45' FRONT
HIGHLAND HOMES & TRI POINTE HOMES
- 50' FRONT
AMERICAN LEGEND HOMES & DAVID WEEKLEY HOMES
- 50' FRONT
D.R. HORTON & PULTE HOMES
- FUTURE RELEASE
- WELL SITES



The details as shown on this map exhibit are for illustrative purposes only and are by no means a guarantee that future improvements will be constructed. The information provided is not drawn to scale and is subject to change based on the Developer's (Hillwood and any of its affiliated entities) discretion at any time. Furthermore, the development and phasing of the development is subject to market conditions and other unforeseen conditions that may occur. Hillwood Communities Nov. 2024.

Good Land. Good People.
GOOD PLACE.

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.

**SHOPPING, EDUCATION & EMPLOYMENT CENTERS
WITHIN CLOSE DISTANCE**

Airports

- DFW International Airport
- Alliance Airport

**AllianceTexas
Employment
Centers**

- Charles Schwab
- Fidelity Investments
- Verizon
- Deloitte
- BNSF
- Amazon

Education

- University of North Texas
- Texas Woman's University
- NISD Schools
- The Goddard School at Harvest
- Liberty Christian School
- Pettit Private School

Entertainment

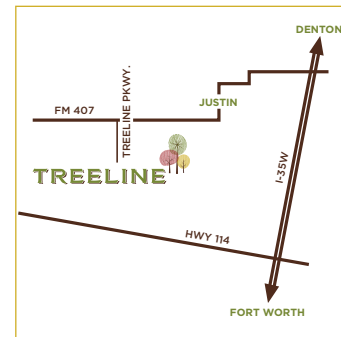
- Hawaiian Falls Roanoke
- The Golf Club at Champions Circle
- Texas Motor Speedway
- Cinemark Theatre in Roanoke

Hospitals

- Medical City Denton
- Texas Health Presbyterian Hospital Denton
- Baylor Scott & White Medical Center Trophy Club
- Texas Health Presbyterian Hospital Flower Mound
- Texas Health Harris Methodist Hospital Alliance

Retail

- Tanger Outlet Mall
- Denton Town Square
- Roanoke Crossing II
- Historic Downtown Roanoke
- Southlake Town Square
- The Shops at Highland Village



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