



We are proud to be part of Frisco ISD which has some of the state's top educational institutions.

- McSpedden Elementary School
- Lawler Middle School
- Liberty High School (9th-10th)
- Independence High School (11th-12th)

Highly-regarded private schools in the area include Legacy Christian Academy and Alpha Montessori.

FRISCO ISD SCHOOLS



It's a modern village that feels as fresh as it does familiar. With meandering streets, adventurous parks and all-new discoveries around every corner. You'll connect with others in unexpected ways. Wander our miles of trails and tree-lined boulevards. And see people enjoying our unique amenities. You've never experienced anything quite like this and it's all waiting for you. So come and **PUT YOUR ROOTS DOWN** in a place filled with them.



The Grove Frisco is located just a mile from the four corners intersection of Frisco, Allen, Plano and McKinney. These dynamic cities have some of the finest shopping, dining, entertainment and employment opportunities in the area. Future retail and office space offering walkable services is also planned within The Grove Frisco.

THE FOUR CORNERS



- See everything we have to offer in just the first several neighborhoods.
- Orchard House amenity with cafe and bakery
 - Fitness center
 - Water oasis with two pools and grills
 - Nature-inspired playgrounds to explore
 - First 4.5 miles of activity trails
 - 25 acres of open space with five parks planned, including a dog park
 - Future catch-and-release fishing lake
- ## ENCHANTING AMENITIES





THE GROVE™ FRISCO

Located off Custer Road between Main Street and Rolater Road.

THEGROVEFRISCO.COM



A new-home community priced from the mid \$400Ks

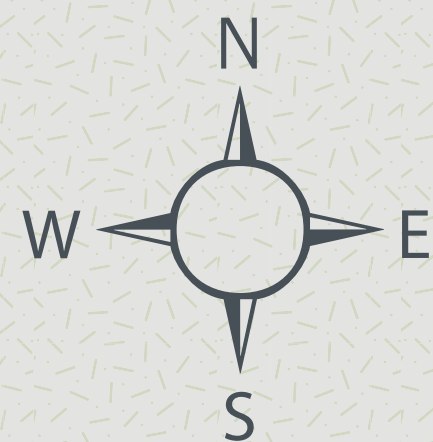
FEATURING HOMES BY

American Legend Homes • Drees Custom Homes • Highland Homes • Southgate Homes



THE GROVE™ FRISCO

PUT DOWN ROOTS



MAIN STREET (FM 3537)

HOMES

Drees Custom Homes
2,212 – 3,445 sq ft.
High \$400s to mid \$500s

American Legend Homes
55s 2,078 – 3,395 sq ft.
Mid \$400s to mid \$500s

65s 2,829 – 3,672 sq ft.
Mid \$500s to low \$600s

Southgate Homes
65s 2,700 – 4,200 sq ft.
Mid \$500s to low \$700s

74s 3,400 – 4,500 sq ft.
High \$600s to high \$700s

Highland Homes
74s 2816 – 3727 sq ft.
High \$600s to low \$700s

★ Model Homes

Future Residential

Future Commercial
& Retail

AMENITIES

- 1 The Orchard House**
Café and Bakery, Fitness Center,
Great Lawn with Pavilion and
Playground, Pools and Splash Pad
- 2 Adventure Park and Playground**
- 3 Gartner Bark Park**
- 4 Future 8-Acre City Park**
- 5 Grove Field**

ORCHARD HOUSE

The Orchard House is our amenity center. It's a modern farmhouse and a gathering place with a café and pool where you can meet friends, enjoy a coffee or even host an event.



Map not to scale.

This map of The Grove Frisco represents an artist's conception of proposed development, and existing sections as of March, 2018. No warranties or representations, expressed or implied, concerning the final intended use, design, or proposed improvements are made herein. Commercial uses may include, but not be limited to, service centers, retail centers, office buildings, professional buildings, and high-density residential. All plans for land uses or facilities use are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown.

Renderings used represent an artist's conception of proposed development as of July 2017. No warranties or representations, expressed or implied, concerning the final intended use, design, or proposed improvements are made herein. Design of amenities, materials, and overall intent subject to change without prior notice.

CUSTER ROAD (FM 2478)



THE FIRST PHASES OF OUR 735-ACRE TREE-LINED COMMUNITY

THEGROVEFRISCO.COM