



# LIBERTY™

EMBRACE A  
**SIMPLER WAY OF LIFE**



## A simpler way of life — with a convenient commute

Liberty is a tightly knit community within a comfortable distance to Dallas, McKinney, and everywhere in between, with new homes starting in the low \$300s.

Liberty offers a relaxed, uncomplicated way of life that keeps the big city at arm's length, with amenities ranging from sports fields and fishing ponds to a walkable 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 Builders

- Highland Homes
- K. Hovnanian Homes
- Perry Homes

### Homes from the high \$200s

1,760 single-family homes located along U.S. Highway 380 with close proximity to the Dallas North Tollway, Central Expressway/Hwy. 75, and State Highway 121

## Melissa ISD Schools

Liberty kids attend Melissa ISD schools, including Harry McKillop Elementary — an on-site school that keeps K–5 students close to home. McKillop is also home to The Academy, which operates before- and after-school programs for students in grades 1–5. Additionally, the education center, middle school, and high school are less than 2 miles away.

## Melissa, Texas

Located in one of the nation’s fastest-growing and most prosperous counties, Melissa is near the dynamic communities of Frisco, McKinney, and Allen. Whether you’re in the mood to take in a baseball game in one of the nation’s top minor-league fields, explore the harvest’s bounty at a historic farmers market, or discover one-of-a-kind deals at a premium outlet mall, life in Liberty offers the perfect blend of convenience and relaxation.

## Who is moving to Liberty?

According to Liberty demographic data, residents moving from McKinney accounted for 36 percent of Liberty home sales. Liberty is also a popular destination among homeowners moving from other locations within the city of Melissa (12 percent), as well as among new Texans moving to the area from other states (11 percent). 45 percent of Liberty families have children living at home; 24 percent are empty nesters.



## Liberty Homeowners Association

The Liberty HOA is managed by FirstService Residential with HOA dues of \$650 per year paid semi-annually. These fees cover care of common areas and amenities.

## What is my tax rate in Liberty?

<b>City of Melissa</b>	0.61
<b>Melissa ISD</b>	1.67
<b>Collin County</b>	0.1922
<b>Collin County Community College</b>	0.0798
<b>Total Tax Rate</b>	2.5520

## Directions

Liberty is located at 3400 Liberty Way., just off 121 and Hwy 5, the Sam Rayburn Tollway.