



# ArrowBrooke

**1,672 – 4,226**  
SQUARE FEET

**2 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

2200 Broken Arrow Drive  
Aubrey, TX 76227

**MODELS**

2200 Broken Arrow Drive, Aubrey, TX 76227 | **Seaberry**

2204 Broken Arrow Drive, Aubrey, TX 76227 | **Redbud II**



Welcome to ArrowBrooke, the perfect master-planned community with over 410 acres brimming with exciting amenities.

Experience the two resort-style pools, grilling stations, playground, and four community lakes - every fisherman's paradise! Get lost in endless adventures along the hike and bike trails.

Located just north of Highway 380, off FM 1385, ArrowBrooke delivers small-town charm while being easily accessible to major corporations.

Come experience Arrowbrooke: the perfect place to call home!





## ArrowBrooke

**Community Amenities:**

- Amenity Center
- Club House
- Resort-style pool
- Sports Fields
- Playground
- Park
- Hike and Bike Trails
- Four Community Lakes
- Ponds

**Local Area Amenities:**

- Parks And Recreation
- TX-Ture Farm
- Fortuna Winery
- Ray Roberts Lake State Park

**Utilities:**

- Electric & Gas: CoServ 940.321.7800
- Water: Mustang SUD 940.440.9561
- Internet Providers:
  - AT&T U-Verse 800.288.2020
  - Optimum Internet 469.558.4739
- Trash & Recycling: Mustang 940.440.9561
- Police Department: 469.481.6433
- Fire Department: 940.365.9785

**HOA**

\$1,000/year  
CCMC  
(214) 548-2616

**Tax**

**Rate Per \$100**  
2.27

**PID**

Fresh Water Supply District No. 10 of Denton County, Texas - See Community Manager for details

**Schools**

<b>District</b>	Denton ISD
<b>Elementary</b>	Paloma Creek Elementary
<b>Middle</b>	Pat Cheek Middle School
<b>High</b>	Braswell High School

**Driving Directions**

Off of FM 1385, just north of Hwy 380. From Hwy 380, turn north on FM 1385. Travel 2 miles north and the community of ArrowBrooke will be on your left.

