BLOOMFIELD HOMES




COMMUNITY SALES MANAGER

Dante Jones

CELL: (682) 318-4050

SALES OFFICE: (469) 909-1437


| 1,840 – 3,754 | 3 – 6 | 2 – 5 | 2 – 2.5 |
|---|---|---|---|
| SQUARE FEET | BEDROOMS | BATHROOMS | CAR GARAGE |

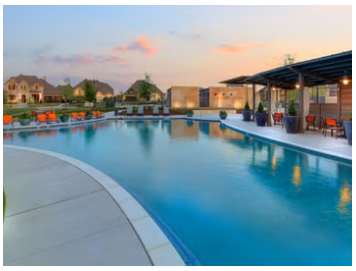
# Union Park Classic 55

## MODELS

1817 Running Creek Trail, Little Elm, TX 76227 | **Magnolia II**

1821 Running Creek Trail, Little Elm, TX 76227 | **Violet IV**









Ideal Living at Union Park awaits you.

Find your perfect home in the amenity-rich community of Union Park, offering an unparalleled living experience for Bloomfield homeowners. Nestled near the picturesque shores of Lake Lewisville and just minutes away from Frisco and Plano shopping, Union Park stands out as one of the most amazing places to call home. In 2024, the Dallas Builders Association voted Union Park as the Master-Planned Community of the Year!

You'll find a variety of activities to experience within this vibrant community. From morning strolls along tree-lined greenbelts to afternoon get-togethers in the shade of the pavilion, Union Park offers a diverse range of amenities for every lifestyle. Relax in one of the two community pools and amenity centers, enjoy the convenience of nearby shopping and restaurants, or take advantage of events venues like PGA Frisco or the Dallas Cowboys Star in Frisco.

Union Park is designed with you in mind, providing an ideal blend of community, convenience, and comfort. It's not just a home; it's a lifestyle.


EQUAL HOUSING OPPORTUNITY

*Document generated Nov 7, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.*

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**Community Amenities**

- 30-Acre Wooded - Contiguous Central Park
- Open Air Pavilion overlooking park--THE PORCH
- Community Center with Resort Pool--THE COVE
- ADA-Accessible Multi-Age Playground
- Outdoor Cooking--THE KITCH
- Food Truck Park
- Dog Park
- Pocket Parks & Sports Fields
- Outdoor Fitness
- Lifestyle & Community Events
- Additional Pocket Parks
- Volleyball/Basketball
- Indoor Fitness Area
- Second Pool
- Splash Pad
- Pickleball Courts
- Extensive Trail System

**Local Area Amenities:**

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

**Utilities**

- Electric & Gas: Co-Serv 940.321.7800
- Water: Mustang SUD 940.440.9561
- Internet Provider: AT&T 800.288.2020

**Police & Fire**

Police 214.975.0460

Fire 214.945.0420

## HOA

$1,465/year
First Service Residential
(972) 535-4567

## Tax

**Rate Per $100**
2.47

**PID**
Highway 380 Municipal Management District No. 1 - See Community Manager for details

## Schools

| | |
|---|---|
| **District** | Denton ISD |
| **Elementary** | Union Park Elementary School |
| **Middle** | Navo Middle School |
| **High** | Braswell High School |

## Driving Directions

From Dallas North Tollway heading North, take Hwy 380 (E. University Drive) West to FM 1385. Take a Right on FM 1385. Turn left on Union Park Boulevard and take an immediate right on Crosstimbers Drive, then a left on Running Creek Trail. The model homes are on the right.

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