



# MIRABELLA



## Frequently Asked Questions

Highland Homes, in partnership with Tellus Group, proudly introduces Mirabella—a joint venture community designed to reflect the craftsmanship, vision, and legacy of two trusted names in North Texas real estate. Coming soon to Prosper, Texas, Mirabella blends refined living, thoughtful design, and timeless appeal.

### WHERE IS MIRABELLA LOCATED?

Mirabella is conveniently situated in Prosper, Texas, between Highway 380 and North Custer Road. The main entrance to the community will be located on North Custer Road, with a planned secondary entrance providing direct access to Highway 380 for added convenience.

### WHAT ARE THE AMENITY OFFERINGS WITHIN MIRABELLA?

- » **Gated Community** offering privacy, security, and an exclusive neighborhood feel.
- » **Parks & Expansive Green Spaces** for relaxation, recreation, and everyday outdoor living.
- » **Scenic Walking & Biking Trails** that weave through the community and connect neighbors to nature.
- » **Shaded Gathering Areas Beneath Mature Trees**, creating inviting spaces for conversation and casual get-togethers.
- » **Well-Designed Common Areas** that encourage interaction and a sense of belonging.

### WHAT IS THE TAX RATE?

|                                 |            |
|---------------------------------|------------|
| <b>Town of Prosper</b>          | \$0.505000 |
| <b>Prosper ISD</b>              | \$1.214100 |
| <b>Collin County</b>            | \$0.149343 |
| <b>Collin College</b>           | \$0.081220 |
| <b>Total Estimated Tax Rate</b> | \$1.949663 |

### WHICH SCHOOLS DO MIRABELLA STUDENTS CURRENTLY ATTEND, AND HOW FAR ARE THEY?

*According to current zoning as of Dec. 12, 2025.*

|               |                          |             |
|---------------|--------------------------|-------------|
| <b>K - 5</b>  | Cockrell Elementary      | ~ 2 miles   |
| <b>6 - 8</b>  | Rogers Middle School     | ~ 3.3 miles |
| <b>9 - 12</b> | Walnut Grove High School | ~ 1.6 miles |

### WHERE ARE THE CLOSEST FIRE, POLICE, AND MEDICAL CARE FACILITIES?

|                                                |             |
|------------------------------------------------|-------------|
| <b>Baylor Scott &amp; White Medical Center</b> | ~ 3.7 miles |
| <b>Methodist McKinney Hospital</b>             | ~ 4.3 miles |
| <b>Fire Station 3, 1500 E. First Street</b>    | ~ 3.4 miles |
| <b>Police Station, 801 Safety Way</b>          | ~ 5.2 miles |



## WHAT ARE THE DISTANCES TO MAJOR TRANSPORTATION ROUTES OR AIRPORTS?

*N. Custer (Primary Entry) and HWY 380*

|                              |             |
|------------------------------|-------------|
| <b>Preston Road</b>          | ~ 3 miles   |
| <b>Dallas N. Tollway</b>     | ~ 4.5 miles |
| <b>N. Central Expressway</b> | ~ 7 miles   |
| <b>DFW Airport</b>           | ~ 32 miles  |
| <b>Love Field Airport</b>    | ~ 33 miles  |

## WHICH UTILITY PROVIDERS WILL SERVICE THE COMMUNITY?

**Water and Sewer:** Provided by the Town of Prosper.

**Gas:** Service will most likely be provided by CoServ.

**Electric:** Service will most likely be provided by CoServ.

**Telecommunications (Internet/TV):** *More information to come.*

## CAN YOU RENT YOUR HOME INSIDE MIRABELLA?

There will be regulations surrounding this topic spelled out in the HOA governing documents.

## ARE THERE ANY OTHER HOME TYPES OTHER THAN SINGLE-FAMILY?

No.

## WHAT ARE THE LOT SIZES WITHIN MIRABELLA?

60'      74'      84'      100'



MirabellaLivingTX.com • A community by Highland Homes and Tellus Group.