



# Marine Creek Ranch

## Marine Creek Ranch 9B Section 11 & 13

From the \$380's

**Phone:** (972)371-0645  
5529 Mountain Island Drive  
Fort Worth, TX 76179

**Sales Office Hours**  
Mon - Thu & Sat: 10am - 6pm  
Fri & Sun: 12pm - 6pm

**Driving Directions**  
**From 1-820 West:**  
Take exit 12A toward Marine Creek Parkway,  
Turn right onto Marine Creek Parkway,  
Continue straight at the first traffic circle,  
At the second traffic circle, take the 3rd exit onto  
Cromwell-Marine Creek Road,  
Turn left onto Rockhaven Drive,  
Model home is on the left.

**Tax Information**  
Estimated Tax Rate: \$2.89 per \$100 of appraised  
valuation

**Home Owners Association**  
Marine Creek Ranch East Homeowners Association  
Estimated HOA Dues: \$400 per year

**Schools**  
Eagle Mountain Saginaw ISD

- Dozier Elementary School (Elementary School)
- Parkview Elementary School (Elementary School)
- Marine Creek Middle School (Middle School)
- Ed Willkie Middle School (Middle School)
- Chisholm Trail High School (High School)

## Community Details

Just minutes away from Downtown Fort Worth, Marine Creek Ranch offers family-friendly residences close to the city.

The 1,000-acre master-planned community features a swimming pool, and residents can also enjoy fishing, boating, and walking trails at Marine Creek Lake.

The community is located on North Loop 820, making it easy to enjoy an afternoon or evening in Fort Worth's Historic Stockyards, Sundance Square, or various museums, music venues, and restaurants.

Morning commutes are a snap from Marine Creek Ranch, as the community is located near office buildings and employment centers such as Alliance Corridor and Lockheed Martin.

New homes in the community are zoned for the Eagle Mountain-Saginaw ISD.

Learn more by visiting Marine Creek Ranch today.

## Amenities

- Marine Creek Ranch, a 1,000 acre master-planned community located on North Loop 820, is just minutes from downtown Ft. Worth
- Conveniently located near the historic Stockyards, Sundance Square, the cultural district and employment centers of downtown, Lockheed Martin and the Alliance Corridor
- Residents will enjoy the advantages of Marine Creek Lake, walking trails, boating, fishing and swimming pool located at the amenity center
- Children will attend the acclaimed Eagle Mountain-Saginaw Independent School District

## Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price	Stage
5673 Salt Springs Dr 2139 H / Manvel	2178	1.0	3	D	2/0	2.0	\$470,533	Ready Now!
6200 Cobbetts Pond Ln 2092 D / Christoval	2124	1.0	3	D	2/0	2.0	\$460,753	Ready Now!
5516 Surry Mountain Trl 2139 F / Manvel	2206	1.0	3	D	2/0	2.0	\$481,534	Estimated Completion Feb 2023
5644 Mountain Island Dr 2511 C / San Augustine	2545	2.0	4	D	3/0	2.0	\$508,748	Estimated Completion Feb 2023
5609 Surry Mountain Trl 1902 A / San Juan	1930	1.0	3	D	2/0	2.0	\$428,954	Estimated Completion Apr 2023

# Community Plans

These are the floor plans that we build in this community.

## Standard

Plan	~Sq.ft.	Strs	Bdrms	Mst	Bth	Grg	Price
1843 / Ackerly	1843	1.0	4	D	2/0	2.0	\$381,990
1902 / San Juan	1896	1.0	3	D	2/0	2.0	\$388,990
2092 / Christoval	2090	1.0	3	D	2/0	2.0	\$397,990
2139 / Manvel	2138	1.0	3	D	2/0	2.0	\$411,990
2526 / Wellington	2525	2.0	3	D	2/1	2.0	\$432,990
2511 / San Augustine	2503	2.0	4	D	3/0	2.0	\$434,990
2836 / Cleveland	2836	2.0	3	D	2/1	2.0	\$446,990
3095 / Benbrook	3109	2.0	5	D	3/0	2.0	\$464,990
3276 / Jourdanton	3290	2.0	4	D	4/0	2.0	\$474,990