



# Small Town. Big Life.

Welcome to a place all your own – with time-tested values and new beginnings and where comfort comes easy. Yet, even in all of the familiarity, there’s the feeling of something new to discover every day. *This is Mantua*: a new home community with the soul of Texas small-town living and big-city conveniences thoughtfully woven into the tapestry of a friendly, historic setting. It was made just for you.

## A Rich History

It began with 25 acres, a town square, and the promise of a bright education. Back in the 1800s, before Anna and Van Alstyne, Texas were the towns they are today, there was a settlement called Mantua. Its story intersected iron horses, Texas’ founding fathers, and some of our earliest railroad towns. Now, the spirit of Mantua’s legacy lives on through an almost 2,000-acre master planned community where every resident can build a future rooted in heritage and opportunity for generations to come.



Mantua was founded on 200 acres in 1854 for the purpose of establishing a school.



<b>KEY</b>			
Model Homes	Community Garden	Dog Park	<b>HOME SITES</b>
Future Commercial	Outdoor Gathering Space	Trails	40' Lots
Phase 3	The Commons – Coming 2024	Trails & Walking Paths	45' Lots
Multi-Age Playgrounds			55' Lots
			62.5' Lots



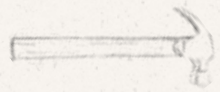
## Live Where...

Home is sweet and the days, sweeter. Values ring out strong and true. Time is spent with purpose. Good conversations and happy hellos come second nature. The truest of friendships find their start right next door. And the seeds for lasting family memories fall on fertile soil.

This is an artist's rendering and used for illustrative purposes only. Any landscaping is illustrative and not part of any legal contracts. See recorded plat for restrictions and easements. The developer reserves the right to change and modify development plans. 2/21



# Your Home. Your Legacy.



### FOUR GREAT TEXAS BUILDERS:

- David Weekley Homes
- Highland Homes
- Perry Homes
- Risland Homes

**THOUGHTFULLY CRAFTED AND INSPIRED BY YOUR STORY**, our builders are bringing Mantua to life with the best floor plans, designs, and styles. Featuring the finest – David Weekley Homes, Highland Homes, Perry Homes and Risland Homes – you’ll find a variety of offerings to suit any of life’s chapters. Choose from stunning single-family homes, lock-and-leave villas, and more. Each one modern. With a touch of Main Street. And 100% Texas charm.

*A place to  
set down roots  
& feed your soul.*



# Close to WHAT MATTERS

**WHEN YOU DISCOVER** Mantua’s accessible location – at the very center of everything you care about – you’ll want to thank your lucky stars. And because of our wide, open skies, you can do exactly that. Shopping, restaurants, and more are minutes down the road, and Dallas offers a world-class destination for dining and entertainment nearby. This is exactly where you want to be – far away, yet so close, with a future you’ll truly be proud to own, and in the friendliest new home community around.



*A-rated  
by the Texas  
Education  
Agency*

## A First-Class Education

**THE SPIRIT OF THE ORIGINAL MANTUA SCHOOLHOUSE** inspires our commitment to education. Our students are zoned to the exceptional Van Alstyne ISD. With above-average STAAR exam scores, an impressive roster of extracurricular opportunities, a well-balanced student-teacher ratio, and a high school with a 95% graduation rate, this is where lifelong learners find their start. And the addition of an onsite high school in 2024 means that things are getting even brighter.

# REAL. *Life.*

At Mantua, we still put pen to paper and scribble thank you notes. We toss around a football in the yard on weekend mornings. We gaze at the stars till our eyes grow too heavy to keep open. And we enjoy endless opportunities for memory-making fun just beyond our front doors.



## Trails & Tree Farm

**HELLO, BRIGHT SKIES.** Some places, you have to get away to experience all of nature's goodness. Here, it's part of the neighborhood. The only question left is: How do you prefer your outdoors? Take your pick of hike and bike trails, each waiting to be your next adventure. For one of our favorite ways to wander, check out the onsite tree farm and watch over 12,000 trees grow alongside our community.



## Pool & Splash Zone

**LIVE LIKE YOU'RE ON VACATION.** When the days are sunny, there's nowhere we'd rather be than in the water. Our resort-style pool is your everyday invitation to the perfect pool day, inviting you to cool down in its sparkling water and unwind on relaxation-ready lounge furniture. Or let the kids soak up some fun in the splash zone – our waterpark-meets playground is sure to be a family favorite.



## The Veranda Community Center

**GATHER AROUND.** Come by our welcoming amenity center, the site of planned events and impromptu get-togethers alike. Whether your day calls for a pause or a party, you'll find just what you're looking for in the social heartbeat of our community.



## Parks & Playground

**PLAY ALL DAY.** Find your favorite place to recharge in one of our parks. Or encourage children to work out their wiggles at the playground. Older children will enjoy the bamboo jungle and rock climber.

## The Commons

**CONNECT AND PLAY.** The Commons promises uncommon fun with family and friends. It is where special times seem to happen naturally, in the great outdoors. Pick up the pace in our sports court, play a round of pickleball, let the kiddos roam the playgrounds, or indulge your green thumb in the community gardens. Or put your feet up, literally, in our irresistible hammock garden.




*Come visit!*

1624 Swan Street  
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**MANTUANTX.COM**