

Welcome to

MOCKINGBIRD ESTATES TOWNHOMES



**HISTORYMAKER
HOMES**

BUILDING TRUST SINCE 1949

201 TERRITORY TRAIL
FORT WORTH, TX 76120



LIVE IN FORT WORTH, TX

Welcome to Mockingbird Estates Townhomes, a community where convenient, low-maintenance living seamlessly integrates with the vibrancy of city life in Fort Worth, TX. Our meticulously designed floor plans feature spacious primary suites, walk-in closets, extra storage spaces, and open concept living areas that are perfect for entertaining family and friends. With exterior maintenance and lawn care included in the HOA, residents can relish a more hassle-free lifestyle and focus on the things they love most.

 **TAX RATE** | 2.19%  **HOMEOWNERS ASSOCIATION** | \$480/Annually – Townhome Fee
\$325/Monthly – Maintenance & Insurance

 **FORT WORTH INDEPENDENT SCHOOL DISTRICT**

Lowery Road Elementary School

Jean McClung Middle School

Eastern Hills High School



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GROW IN MOCKINGBIRD ESTATES



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FEATURED FLOORPLANS

BOWIE

3 BED | 2 BATH | 1HALFBATH | 2 CAR GARAGE



FF PLAN



ALT. KITCHEN



SF PLAN



OPT. GARDEN TUB



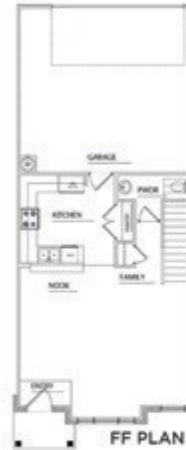
OPT. SHOWER



OPT. DOOR

CROCKETT

3 BED | 2 BATH | 1HALFBATH | 2 CAR GARAGE



FF PLAN



SF PLAN



OPT. GARDEN TUB



OPT. SHOWER



OPT. DOOR

HOUSTON

3 BED | 2 BATH | 1HALFBATH | 2 CAR GARAGE



FF PLAN



OPT. VAN



SF PLAN



OPT. SHOWER



OPT. GARDEN TUB



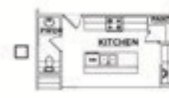
OPT. DOOR

TRAVIS

3 BED | 2 BATH | 1HALFBATH | 2 CAR GARAGE



FF PLAN



ALT. KITCHEN



SF PLAN

MASTER BEDROOM OPTIONS



OPT. SHOWER



OPT. GARDEN TUB



OPT. DOOR



2ND MASTER BEDROOM OPTION





AROUND THE AREA

Conveniently situated off I-820, Mockingbird Estates is strategically less than 10 miles from the bustling retail, dining, and entertainment centers of Arlington and downtown Fort Worth, ensuring that you are always close to the action. Just minutes from Lake Arlington and River Legacy Park, residents can indulge in a variety of activities including hiking, biking, swimming, and fishing. These natural escapes provide the perfect balance to the energetic city life, offering tranquility and recreation right at your doorstep.

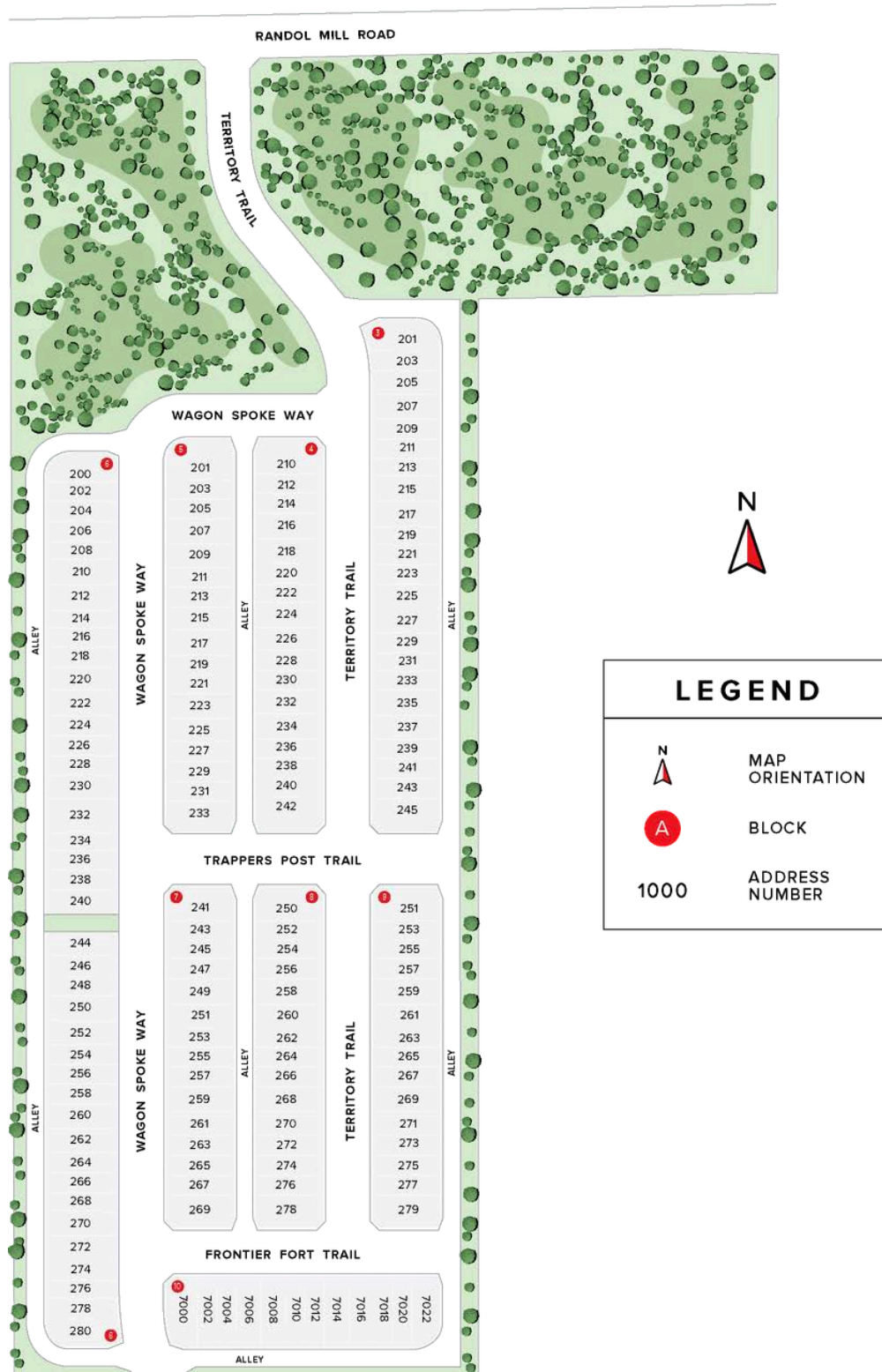


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MOCKINGBIRD ESTATES TOWHOMES COMMUNITY MAP



BUILDING TRUST SINCE 1949



OUR PROMISE

At HistoryMaker Homes, we believe a home is more than just a place—it's the heart of your story where life's most precious moments unfold, and we're honored to build the foundation for those moments with our customers. For over 75 years, our Texas roots and fifth-generation family-owned values have inspired us to build homes that embody comfort, integrity, and quality. As Texas' oldest volume homebuilder, we honor our legacy by blending tradition with expertise while prioritizing customer satisfaction and true Texas hospitality. From our humble beginnings to our position as an industry leader, our unwavering commitment to excellence and establishing trust with our customers sets us apart. When you choose HistoryMaker Homes, you're not just buying a house; you're trusting in a longstanding tradition that celebrates family. Welcome Home!



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THE HISTORYMAKER ADVANTAGES™



LIFESTYLE
ADVANTAGES™

Homebuilding at its Best with **Lifestyle Advantages™**

Lifestyle Advantages™ creates homes that fit the way you live, going beyond just function and style.

- Personalize your floor plan and selections, view transparent pricing, and work with our expert design team to bring your vision to life. Enjoy maximized
- functional space, expert construction, energy efficiency, and integrated technology, using advanced methods such as precision roof trusses and open-web floor joists to ensure quality and stability. Your new home is more than just
- a place to live - it's a place to thrive, built for today and ready for tomorrow.



SUITE OF SERVICES
ADVANTAGES™

A Seamless Homebuying Journey with **Suite of Services Advantages™**

Our comprehensive Suite of Services Advantages™ program ensures a smooth and enjoyable homebuying experience from start to finish. With our trusted network of partners, you can:

- Secure financing through Lifestyle Home Lending
- Enjoy a seamless closing process with Trinity Title
- Protect your new home and save with Hotchkiss Insurance, covering home, auto, and more.



HOME WARRANTY
ADVANTAGES™

Take Comfort in our **Home Warranty Advantages™**

The HistoryMaker Homes Home Warranty Advantages™ is designed to elevate your homeownership experience, offering comprehensive protection and exceptional service to ensure your home remains a source of comfort and pride for years. Our unique 10-year warranty provides peace of mind, with robust coverage and unmatched support to safeguard your investment against unexpected issues. With this warranty program, you can rest easy knowing your home is protected.



THE HISTORYMAKER DIFFERENTIATORS

+ OUR LEGACY

A Foundation Built on Generations

With over 75 years of experience and five generations of family ownership, we've proudly earned our reputation as Texas' oldest and most trusted volume homebuilder. Our legacy is more than just a timeline – it's a story of adaptability, and a relentless commitment to quality. At HistoryMaker, we honor the traditions that have shaped who we are today, while focusing on building homes that meet the needs of tomorrow.



+ OUR EXPERTISE & OUR PEOPLE

Expertise Driven by Passion

At HistoryMaker Homes, we don't just follow trends - we set them. Our team of industry-leading experts is at the heart of everything we do, driven by a passion for constructing quality homes and creating communities that truly enrich the lives of those who live in them. For over 75 years, we've refined the art of delivering hospitable service at every step of the journey. From the moment you walk through our doors, you'll find a team of passionate professionals, each committed to exceeding your expectations. It's this combination of seasoned expertise, unwavering dedication, and heartfelt hospitality that sets us apart – delivering not just a home, but an experience that is personalized, memorable, and built on trust.



+ OUR DESIGN & CONSTRUCTION

Where Quality Meets Innovation

A home is more than just walls; it's where memories are made, milestones are celebrated, and families' stories unfold. Our thoughtfully designed homes adapt to the evolving needs of growing families, balancing both style and quality. With expert construction, energy-efficient features, and integrated technology, our homes are built to enhance everyday life and provide lasting value, creating a place for comfort, connection, and lasting memories for your family.



+ YOUR EXPERIENCE

Partnering with a Leading Homebuilder

You're about to embark on one of the most exhilarating journeys, and we're thrilled to be part of it. With our extensive industry expertise, you can trust that when you choose HistoryMaker, you're partnering with a leader who understands your needs and is committed to fulfilling them with unmatched dedication, care, and excellence. Our customers rave about their exceptional homebuying experience, and our 94% overall GuildQuality™ rating speaks for itself.



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HISTORYMAKER HOMES SPECIAL OFFERS

NEIGHBORHOOD HEROES PROGRAM EXTENDING HOME SAVINGS TO LOCAL HEROES

WE'RE OFFERING
AN EXTRA

\$1,000

TO HELP PERSONALIZE
YOUR HOME*



From teachers, doctors, and first responders to soldiers and veterans, we're grateful for the local heroes that work every day to make our communities better. To say thanks, HistoryMaker Homes is welcoming heroes to the neighborhood with an additional \$1,000 towards personalizing your home.*

HOMEOWNER REFERRAL PROGRAM TREAT YOURSELF - REFER ONE, EARN ONE

When it comes to your friends and family members, you want their homebuying experience to be as smooth as possible. As a HistoryMaker homeowner you can refer them to HistoryMaker Homes, and earn a referral fee. We'll be honored to take care of them as they become a member of our #HMHFAMILY.

EARN

\$500

FOR EVERY REFERRAL TO
HISTORYMAKER HOMES*



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