

PRESENTED BY THE JOHN ZIMMERMAN GROUP

# MONTRACHET



MONTRACHET - FORT WORTH





An aerial photograph of a suburban neighborhood in Fort Worth, Texas. The image shows a mix of residential houses, some with large yards, and a dense forest of trees in shades of green and yellow. A river or creek flows through the lower part of the image, bordered by lush vegetation. The background shows a flat landscape under a clear sky. The left side of the image is overlaid with a dark green pattern of stylized leaves and a vertical gold line.

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# OVERVIEW

## A NEW LEGACY IS RISING

Nestled in the stirring natural beauty along west Fort Worth's historic Mary's Creek rests a nearly century-old pecan orchard among majestic hills and wildflower prairies. This serene corner of Fort Worth, adjacent to the esteemed estates of Montserrat, has sat unchanged for generations but is now unveiled for a select few to enjoy. Not just a premier neighborhood, Montrachet is an escape into daily countryside resort living. The secure community features over 50 acres of green space with miles of hiking and biking trails, a beautiful box canyon, and thoughtful amenities. Whether your dream home has a sunset view or is placed carefully amid giant pecans and oak trees, it is here, just waiting for you to build it.

The allure of this enchanting location is boundless – its availability will not be. Come visit us today to take advantage of this once-in-a-lifetime opportunity.





# the LIFESTYLE

## A PRIVATE COMMUNITY AT HOME WITH NATURE

The community of Montrachet feels like you stepped into the Texas Hill Country - From its inception, Montrachet has been committed to environmental sustainability. The development design respected existing topography and preserved or restored native vegetation; even the natural stone from the site was used to craft the walls. Low-density development has protected water quality along Mary's Creek, as well as the existing tree canopy, encouraging the native wildlife to remain. The community amenities have been created to encourage exploration and appreciation of the natural beauty found here.

Enjoy lunch and a swim in summer months at the Pool Pavilion. Unwind with a twilight bike ride through the Pecan Orchard or along miles of scenic trails that wind through woods and to Mary's Creek. The lifestyle at Montrachet is luxurious, active, and fun for everyone in the family.

The privacy and security of our residents is a top priority at Montrachet. The gated entrance off Team Ranch Road is staffed by security professionals and guards the entrance to the community 24 hours a day, 7 days a week. Our security team greets and verifies all guests, vendors and service personnel before granting them entry. Roving security and the latest in technology provides added peace of mind, and can include property checks while residents are away.

# the LOCATION

## A LUXURY RETREAT WITHIN THE CITY LIMITS

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- 🌿 Quick access to Loop 820 allows residents to be almost anywhere in Fort Worth in under 15 minutes.
- 🌿 AT&T high-speed fiber internet. Full Fort Worth city services.
- 🌿 Resident-only entrance off FM2871 makes Benbrook, Aledo, and Weatherford just minutes away. Those weekend trips to the lake are closer than ever before.
- 🌿 Bordered by Mary's Creek to the north, Montserrat to the east, Team Ranch Road to the south, and FM 2871 to the west, Montrachet is ideally situated for convenience, security, and maintaining high property values well into the future.
- 🌿 Montrachet is minutes from many of Fort Worth's private schools. All Saints' Episcopal is less than 2 miles away and visible from the neighborhood. Fort Worth Country Day, Southwest Christian, and Trinity Valley are all less than 9 miles away.
- 🌿 Bella Plaza Montserrat on the 820 frontage road boasts 12 commercial and retail lots and is already home to the luxury Salons of Volterra.





# features and AMENITIES

## RESORT-STYLE AMENITIES CENTER

At Montrachet, you can enjoy a mini-vacation any day of the week at the fabulous and private resort-style amenities center. Cool off in the oversized resort pool during the hot summer months, relax in a shaded cabana, hangout under the covered Pavilion or sip wine by the firepit. In addition, the complex includes a gourmet cooking area and putting green, pickleball, basketball and bocce courts for active recreation – all with a fantastic 365-degree view!

## HIKING & BIKING AREA

Stay outside and enjoy the beauty of the area's natural topography surrounding you. Montrachet offers residents the opportunity to enjoy nature up close along the extensive trail system that winds through the community.

## PECAN ORCHARD

The pecan orchard, with pavilion, is also the perfect spot for hosting neighborhood events, weddings, or a simple family picnic.

Outdoor lighting is provided in many of these areas to improve security and enable the residents to enjoy the facilities into the evening.

Resort-style concierge services being planned.



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# three distinct RESIDENTIAL AREAS

FEATURING A VARIETY OF LOTS

## THE PARKS

Offers smaller lots set on charming streets with large sidewalks and beautiful landscape. 74 homesites ranging in size from .25 acres to .88 acres and priced from \$210,000 to \$475,000.

## THE TERRACE

Affords dramatic views of downtown, the cliffs of Montserrat, or the sun setting over the countryside. 24 homesites ranging in size from 1.03 acres to 2.6 acres and priced from \$425,000 to \$900,000.

## THE GROVE

Abounds with large trees as well as spacious ranchettes backing up to the pasture and pecan orchard. 41 homesites ranging in size from .61 acres to 7.10 acres and ranging in price from \$375,000 to \$2,000,000.



# local ATTRACTIONS

## CONNECT TO THE WORLD

Dallas Love Field Airport (47 miles)  
DFW Airport (38 miles)  
Meacham Int'l Airport/Texas Jet (20 miles)

## EXCLUSIVE COUNTRY CLUBS

Colonial Country Club (10 miles)  
Mira Vista Country Club (9 miles)  
River Crest Country Club (9 miles)  
Shady Oaks Country Club (8.1 miles)  
Ridglea Championship Course (5.1 miles)

## HIGHLY RATED PRIVATE SCHOOLS

All Saints' Episcopal School (1.9 miles)  
Fort Worth Country Day School (6 miles)  
Southwest Christian School (7 miles)  
Trinity Christian Academy (11.3 miles)  
Trinity Valley School (7.5 miles)  
Texas Christian University (10.5 miles)

## FINE DINING AND SHOPPING

The Shops at Clearfork (7.7 miles)  
Bonnell's Fine Texas Cuisine (6 miles)  
Central Market (9 miles)  
Del Frisco's Steakhouse (13.3 miles)  
Joe T Garcia's (14 miles)  
Salons of Volterra (1 mile)  
Sundance Square (12 miles)  
University Park Village (11 miles)  
West 7th Street (12.5 miles)  
Whole Foods Market at Waterside (6.5 miles)

## SPORTS AND ENTERTAINMENT

American Airlines Center (44 miles)  
AT&T Stadium (29 miles)  
Dickies Arena (11 miles)  
Fort Worth Stockyards (17 miles)  
Fort Worth Zoo (#1 in America) (12 miles)  
Globe Life Field (28 miles)  
TCU's Amon G Carter Stadium (10.5 miles)

## WORLD-CLASS ARTS

Bass Performance Hall (13 miles)  
Casa Mañana (11.5 miles)  
Modern Art Museum of Fort Worth (11 miles)  
The Kimbell (12 miles)  
FW Museum of Science and History (10 miles)  
Amon Carter Museum of American Art (11 miles)  
Sid Richardson Museum (13 miles)  
Cowgirl Hall of Fame (10 miles)

## SAFETY

Fort Worth Fire Station #23 (2.9 miles)  
Harris Southwest (6.9 miles)  
Texas Health Clearfork (7.7 miles)





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THE  
JOHN  
ZIMMERMAN  
GROUP

COMPASS

- THE PARKS
- THE TERRACE
- THE GROVE





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FORT WORTH, TEXAS

*A New Legacy Is Rising*

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