



Low Costs. Extraordinary Lifestyle.

Windsong Ranch offers low tax rates and the highest quality lifestyle available for any master-planned community in North Texas.

No MUD Taxes

Windsong Ranch residents pay only standard city, school and county taxes. No MUD or other special utility taxes.

Most new master-planned, amenity rich communities have their infrastructure and amenities funded by a Municipal Utility District (MUD) or other special taxing authority that is paid for by the homeowner.

What is the Tax Rate?

Total 1.98 percent, broken down as follows:

2025 Town of Prosper (http://www.prosperx.gov)	\$0.505
2025 Prosper ISD (http://www.prosper-isd.net)	\$1.255
2025 Denton County (http://www.dentoncad.com)	\$0.2249
TOTAL	\$1.98

What about total monthly out-of-pocket costs?

Compare Prosper's water costs with other cities in the area. Windsong's low taxes, affordable HOA dues and lower water bills offer a substantial savings in your total monthly expenses over comparable master-planned communities.

Windsong Homeowners Association

How much are the monthly Homeowners Association Dues? What do they include?

Single-family homes are \$193 per month, billed quarterly at \$579, and includes the maintenance and upkeep of all common areas in Windsong Ranch as well as a high level of lifestyle programming by a full-time Lifestyle Department. The Villas/Townhomes neighborhood have an additional assessment of \$379 per month, billed monthly, that covers the insurance on roofs, exterior maintenance, landscaping, irrigation, etc. Community management is handled by CCMC, a professional management company that specializes in master-planned communities.



What do you mean by lifestyle and what kind of community events will there be?

Whether it is the annual Windsong Ranch Wine & Music Festival, an outdoor movie night or a fitness class, there is something for everyone at Windsong Ranch! Our full-time Lifestyle Department plans engaging events and programs for children, families and adults to create a true sense of community.



The amenities at Windsong Ranch are second to none. At THE COMMONS, you'll find our welcome center, the Windsong Ranch Café, a fitness center, an outdoor living area with an oversized gas-burning fireplace and two swimming pools with cabanas.

Windsong Ranch also offers miles of 8-foot-wide hike & bike trails, tennis and pickleball courts, a basketball court, an event lawn and amphitheater, mountain biking course, championship 18-hole disc golf course, community garden, and over 600 acres of green open spaces. Not to mention THE LAGOON, a Caribbean-like paradise with five acres of clear tropical water and white sand beaches.



Frequently Asked Questions

What is included in Windsong Ranch's Master-Plan?

At over 2,000 acres, Windsong Ranch is a master-planned community that will ultimately include 3,324 single-family homes, four unique amenity centers, four schools, two fire stations and over 600 acres of green space, parks, creeks, trails and amenities. A 46-acre retail development between Windsong Parkway and Gee Road on Highway 380 includes an already completed 125,000 square foot Kroger Marketplace, with additional neighborhood retail and restaurants.

What city and county is Windsong Ranch located in?

Windsong Ranch is located in the Town of Prosper in Denton County, Texas.

What School District serves Windsong Ranch?

Windsong Ranch is located within the outstanding Prosper ISD.

Will there be schools located within Windsong Ranch?

Windsong Ranch Elementary and Bryant Elementary are the first of four total planned Prosper ISD school locations in Windsong Ranch. Future plans include a middle school and a high school.

Which schools do Windsong Ranch students currently attend? How far away are they?

Infant - K	Ace Montessori	Off Gee Road
Infant - K	Primrose Daycare and School	On-site
K - 5	Windsong Ranch Elementary School	On-site
K - 5	Mrs. Jerry Bryant Elementary School	On-site
K - 8	St. Martin de Porres Catholic School	Near Entry
6 - 8	Rushing Middle School	1.6 miles
9 - 12	Prosper High School	6.6 miles

Bus service is provided.

Where are the closest fire and police stations?

Prosper's Fire Station No. 2 with police sub-station is within Windsong Ranch, .25 miles north of Hwy 380 on Teel Parkway.

What are the home sizes and lot sizes in Windsong Ranch?

Home Sizes:

Windsong single-family homes range from 2,200 – 8,000 sq. ft.

Lot Sizes:

Single-family lot sizes are: 120' x 50' x 130', 61' x 130', 66' x 130', 71' x 130', 76' x 130', 81' x 130' and 86' x 140'. The minimum depth of lots is 130'; some lots are deeper.

Villa Sizes:

Single-story Villas range from 1,300 – 1,702 sq. ft.

Townhomes Sizes:

Two-story Townhomes range from 1,400 – 1,900 sq. ft.

Who provides utilities to Windsong Ranch?

Water & Sewer provided by:

- Town of Prosper – Utility billing department: (972) 346-2640

Gas provided through:

- CoServ – (940) 321-7800

Electricity provided through:

- CoServ – (940) 321-7800

Cable, internet and phone service provided by:

- AT&T U-verse – (855) 797-8303
- Optimum – (469) 715-2583