



YOUR GUIDE TO

QUINTESSENTIAL

*Texas*  *Living*

COLTON

TODD MISSION ★ TX

RESIDENTIAL • MIXED-USE • COMMERCIAL



AN EXCITING DESTINATION  
**FOR GENERATIONS**  
*to* **COME**

Nestled in the aromatic embrace of the forest beneath the awe-inspiring Texas stars, COLTON™ is emerging in Montgomery County, TX, claiming 5,700 acres for those ready to make their mark. New generations of Texans will set down their roots here, blending the pursuit of opportunity with a respect for the familiar. With every detail infused with that trademark of grit and pride, your new home will reflect the true essence of this great state – whether you were born here or made your way here as fast as you could.

EST. 2024





## COLTON AMENITIES

# ROOM *to* ROAM

### TO COME IN PHASE I

- 186 acres of Green Space and Trails
- 10-foot-wide Hike and Bike Trails Interconnected with Walking Trails
- Championship Disc Golf Course designed by HouckDesign
- Micro 9 Hole Disc Golf Course
- On-site Lifestyle Team
- Event Hall
- 24/7 Gym
- Splash Pad
- Playground
- Picnic Areas
- Ninja Park
- Amphitheater
- On-site HOA

## COLTON RESIDENTS

# BIG *on* COMMUNITY

### MAGNOLIA ISD

- Williams Elementary
- Magnolia Parkway Intermediate
- Magnolia Parkway Junior High
- Magnolia West High School

### 2024 TAX RATE

Montgomery County	0.3790
County Hospital District	0.0497
Magnolia ISD	0.9595
Montgomery Co. ESD 10	0.0873
Lone Star College	0.1076
COLTON MUD No. 2	1.5000

2024 combined rate is \$3.0831  
per \$100.00 of valuation

*\*All tax rates are estimated and should  
be independently verified.*

### COMMUNITY INFO

- HOA Dues (\$1,385)  
Crest Management Co.  
(281) 579-0761
- Ezee Fiber (internet)
- SiEnergy (gas)
- Entergy (electric)
- Best Trash (waste)
- Si Environmental  
(MUD operator)







**THE WELCOME INN**  
RESIDENT LOUNGE  
LIFESTYLE TEAM



**PLAYGROUND**



**OUTDOOR  
AMPHITHEATER**



**W. BLAKLEY HALL**  
EVENT HALL



**COVERED PAVILION**



**DISC GOLF  
PUTTING AREA**



**IRON YARD GYM**



**SPLASH PAD**



**MICRO 9 HOLE DISC  
GOLF COURSE**



**PARK RESTROOMS**



**FOOD TRUCK  
PICNIC AREA**










**ARROYOS**  
EST ★ 2026 **PARK**

**PRELIMINARY** All drawings are preliminary and subject to change. For presentation purposes only. For full details, visit [TERMS & CONDITIONS](https://www.coltonTX.com/terms-conditions) tab at COLTONTX.COM.








# COLTON

TODD MISSION ★ TX

## PROPOSED PHASE 1

-  MODEL HOME LOOP
-  ENTRANCE
-  ARROYOS PARK
-  186 ACRES OF GREEN SPACE & TRAILS
-  FUTURE DEVELOPMENT
-  CHAMPIONSHIP DISC GOLF COURSE BY HOUCKDESIGN
-  NAVIGATION GREEN® DRIVE-THRU INFORMATION CENTER

## HOME *sweet* HOMEBUILDERS

- |   |   |
|---|---|
|  45' DAVID WEEKLEY HOMES<br>WESTIN HOMES |  65' COVENTRY HOMES<br>DAVID WEEKLEY HOMES               |
|  50' HIGHLAND HOMES<br>VILLAGE BUILDERS  |  70' DREES HOMES<br>J. PATRICK HOMES                     |
|  55' BEAZER HOMES<br>PERRY HOMES         |  80' FEDRICK HARRIS ESTATE HOMES<br>PARTNERS IN BUILDING |
|  60' HIGHLAND HOMES<br>WESTIN HOMES      |   |

FUTURE DEVELOPMENT



PERMIAN PARKWAY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

249

AGGIE EXPRESSWAY

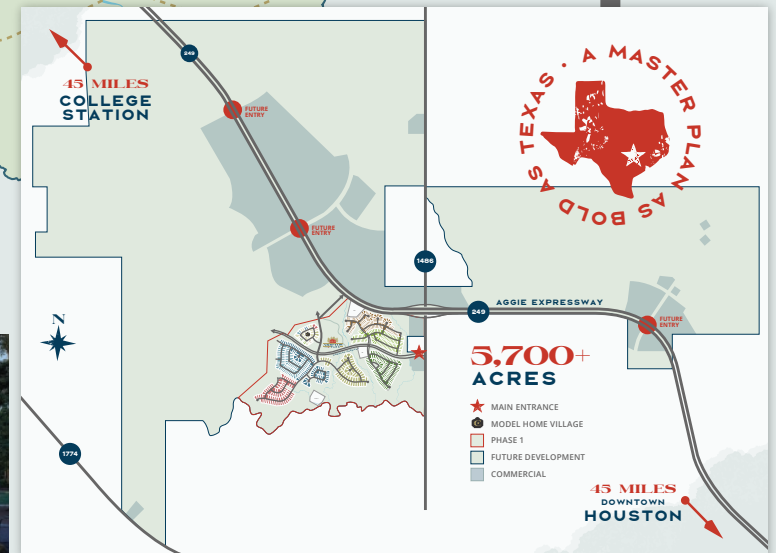
1486

FUTURE DEVELOPMENT

.2 MI

FUTURE DEVELOPMENT

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DON'T BE A STRANGER



GIVE US A FOLLOW:



**COLTONTX.COM**



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