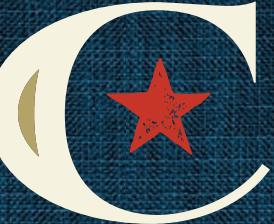




YOUR GUIDE TO

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 are setting 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.

COLTON



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

COMMUNITY INFO

- HOA Dues (\$1,440)
Crest Management Co.
(281) 579-0761
- Ezee Fiber (internet)
- SiEnergy (gas)
- Entergy (electric)
- Best Trash (waste)
- Si Environmental
(MUD operator)

2025 TAX RATE

Montgomery County	0.3770
County Hospital District	0.0473
Magnolia ISD	0.9583
Montgomery Co. ESD 10	0.0922
Lone Star College	0.1060
COLTON MUD No. 2	1.5000

2025 combined rate is **\$3.0808**
per \$100.00 of valuation

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





PLAYGROUND



OUTDOOR AMPHITHEATER



COVERED PAVILION



DISC GOLF PUTTING AREA



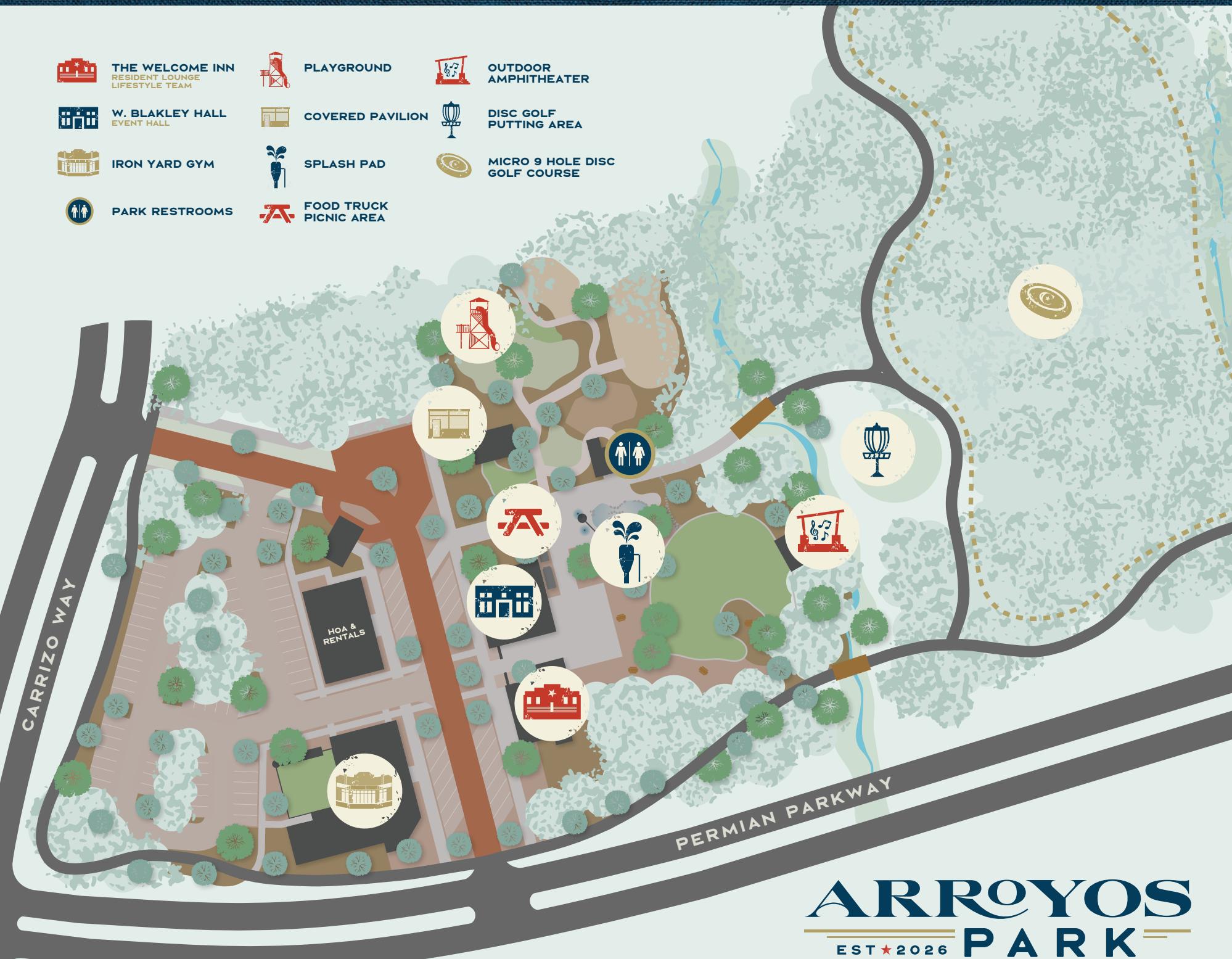
SPLASH PAD



MICRO 9 HOLE DISC GOLF COURSE



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](http://COLTONTX.COM) tab at COLTONTX.COM.

COLTON

TODD MISSION ★ TX

PROPOSED PHASE 1

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

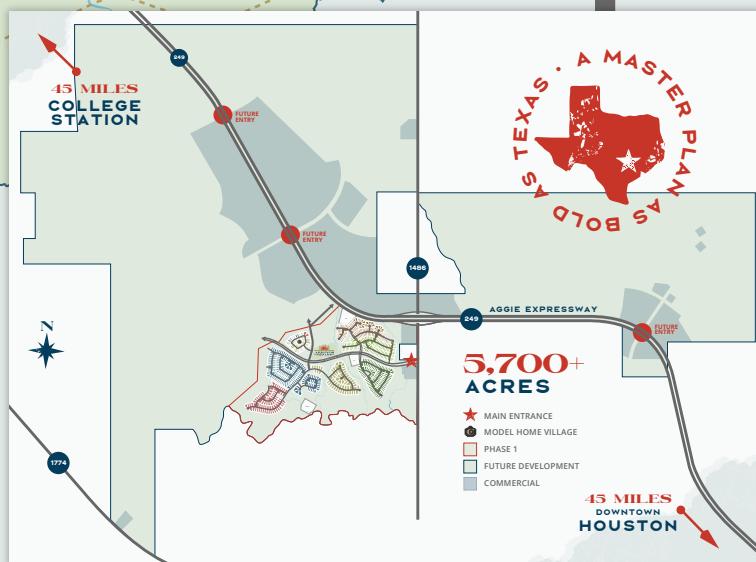
HOME sweet HOMEBUILDERS

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

FUTURE
DEVELOPMENT



PRELIMINARY All drawings are preliminary and subject to change. For presentation purposes only. For full details, visit TERMS & CONDITIONS tab at COLTONTX.COM.



DON'T BE A STRANGER



GIVE US A FOLLOW:



COLTONTX.COM



This map of COLTON represents an artist's conception of proposed development as of Jan. 2026. The information contained in this document is subject to change without notice and should not be construed as a commitment, representation, or warranty by COLTON Development Company, a Texas corporation, AIRIA Development® Company, a Texas corporation, and any direct or indirect partner, shareholder, member, officer, director, trustee, agent, or employee or other representative or any affiliated entity, or any director or indirect partner, shareholder, member, officer, director, trustee, agent, or employee thereof ("ADC"). All Terms & Conditions are available at coltontx.com. Realtors Welcome. Map not to scale. Prices, specifications, and details concerning homes are established by the builders who are not affiliated with COLTON Development Company and are subject to change without notice. This does not constitute an offer to sell real property in any jurisdiction where prior registration or other advance qualifications of real property is required. COLTON and its logo are trademarks of AIRIA Development® Company or its affiliates. Copyright 2026 AIRIA Development Company. All rights reserved. 1/26