



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.

2024 FLS



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

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 per \$100.00 of valuation	\$3.0808

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

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)





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**



PRELIMINARY All drawings are preliminary and subject to change. For presentation purposes only.



ARROYOS

PARK

EST ★ 2026

on purposes only. For full details, visit 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
WESTIN HOMES |  65' | COVENTRY HOMES
DAVID WEEKLEY HOMES |
|  50' | HIGHLAND HOMES
VILLAGE BUILDERS |  70' | DREES HOMES
J. PATRICK HOMES |
|  55' | BEAZER HOMES
PERRY HOMES |  80' | FEDRICK HARRIS ESTATE HOMES
PARTNERS IN BUILDING |
|  60' | HIGHLAND HOMES
WESTIN HOMES | | |



FUTURE
DEVELOPMENT

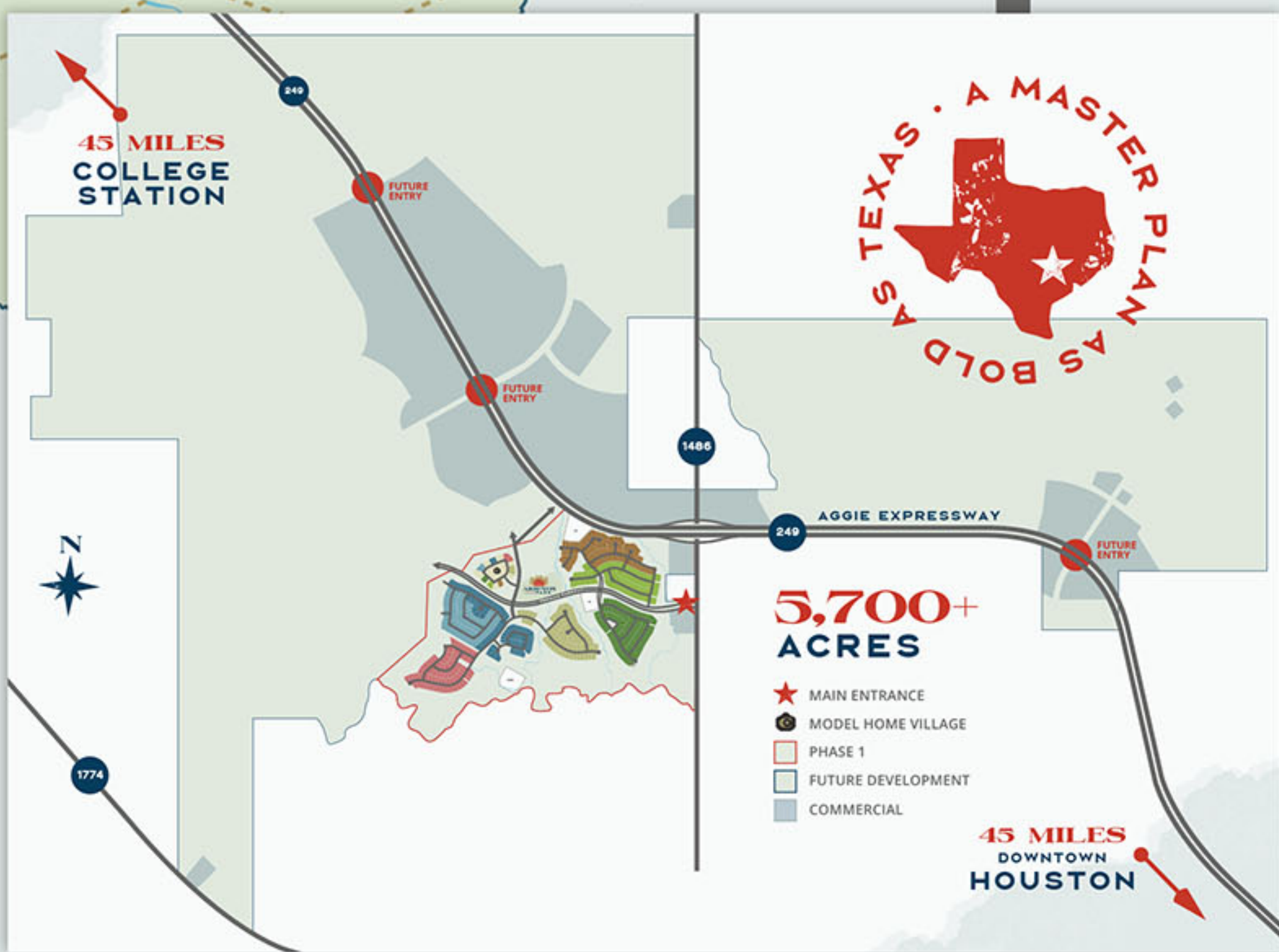


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RMS & CONDITIONS tab at COLTONTX.COM.



DON'T BE A STRANGER



GIVE US A FOLLOW:



COLTONTX.COM



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