



COMMERCIAL PACKET

Commercial Sales & Leasing

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CRE@COLONYRIDGE.COM



**THE FASTEST GROWING
COMMUNITY IN TEXAS!**

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@colonyridgecommunities



Colony Ridge Communities

Key Points



**Colony Ridge Is
The Developer &
Santa Fe Is The
Development**



**55K+ Residents
Now & 250K+
Upon
Completion**



**150-200 New
Rooftops Added
Each Month**



**34,000+ Acres
& Growing**



**6 Schools Now,
7th Opening
2026 & 25+ Total
Schools
Projected**



**~13,600
Rooftops Now**



**Located On 99
Grand Parkway
Between 59 & I-10
With 3 Direct
Access Points To
99**



**3 Builders With
Model Homes In
The Development
Averaging 50-60
Sales Monthly**



**Development Is
25% Larger Than
The Woodlands
In Size**



**150-200 New
Residential
Lots Sold Each
Week**



**Development Has
Regional Drainage,
No Detention
Required**



**This Is An Opportunity
Zone And (MMD)
Municipal
Management District**



**3 Phase Power
& Natural Gas
Available**



2% Tax Rate



**City Water &
Sewer Included On
All Commercial
Reserves**

6 New Schools **Open in Santa Fe**

WITH A NEW HIGH SCHOOL OPENING 2026!



- INTERNATIONAL LEADERSHIP OF TEXAS K-8
- ❖ 1,400 STUDENTS
- ❖ 140 STAFF
- 📍 Address: 1954 Road 5714, Cleveland, TX 77327



- INTERNATIONAL LEADERSHIP OF TEXAS K-8
- ❖ 1,400 STUDENTS
- ❖ 140 STAFF
- 📍 Address: 4114 Road 5200, Cleveland, TX 77327



- INTERNATIONAL LEADERSHIP OF TEXAS HIGH SCHOOL
- ❖ 1,400 STUDENTS
- ❖ 140 STAFF
- 📍 Address: 1954 Road 5714, Cleveland, TX 77327

6 New Schools **Open in Santa Fe**

WITH A NEW HIGH SCHOOL OPENING 2026



- **SANTA FE ELEMENTARY SCHOOL**

- ❖ 1,200 STUDENTS

- ❖ 75 STAFF

- 📍 **Address: 7499 County Rd 3540, Cleveland, TX 77327**



- **COTTONWOOD ELEMENTARY**

- ❖ 1,200 STUDENTS

- ❖ 110 STAFF

- 📍 **Address: 1922 County Rd 3549, Cleveland, TX 77327**

6 New Schools **Open in Santa Fe**

WITH A NEW HIGH SCHOOL OPENING 2026



- **SANTA FE MIDDLE SCHOOL**

- ❖ **1,600 STUDENTS**

- ❖ **80 STAFF**

- 📍 **Address: 7499 County Rd 3540, Cleveland, TX 77327**



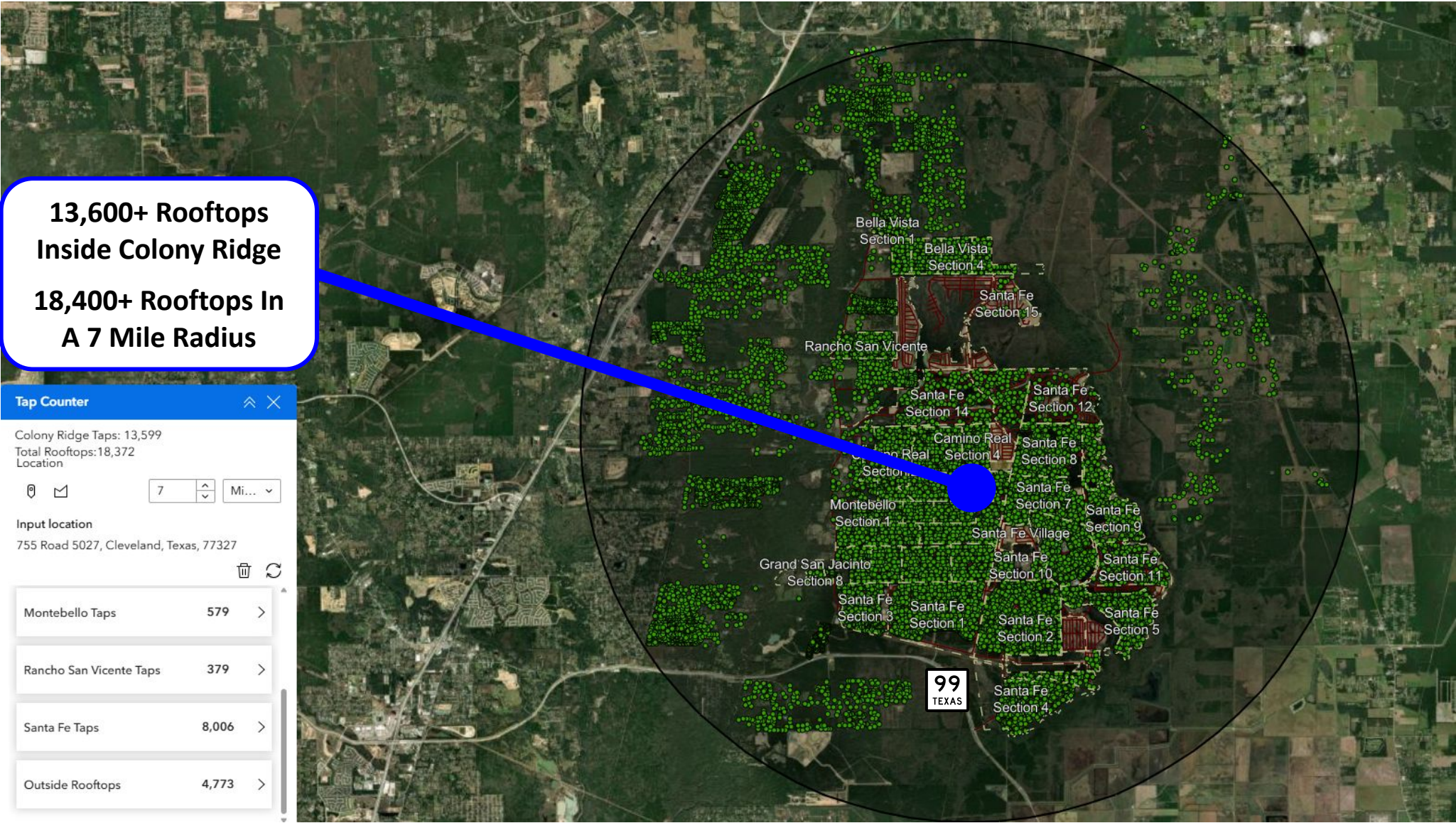
- **PINE BURR ELEMENTARY SCHOOL**

- ❖ **1,200 STUDENTS**

- ❖ **120 STAFF**

- 📍 **Address: Grand San Jacinto Dr, Cleveland, TX 77327**

COLONY RIDGE ROOFTOP GIS LOCATOR/COUNTER



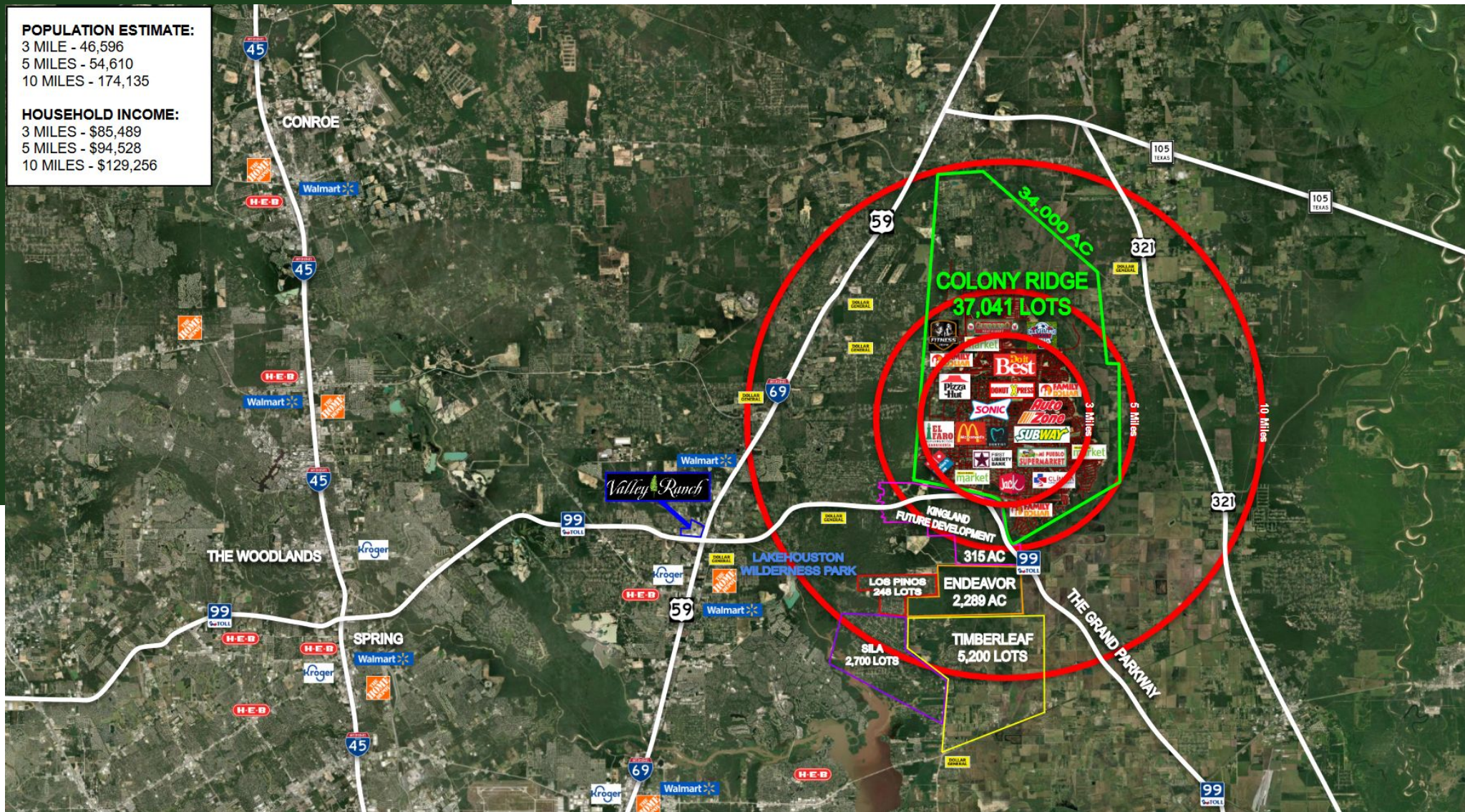
3-10 MILE MAP

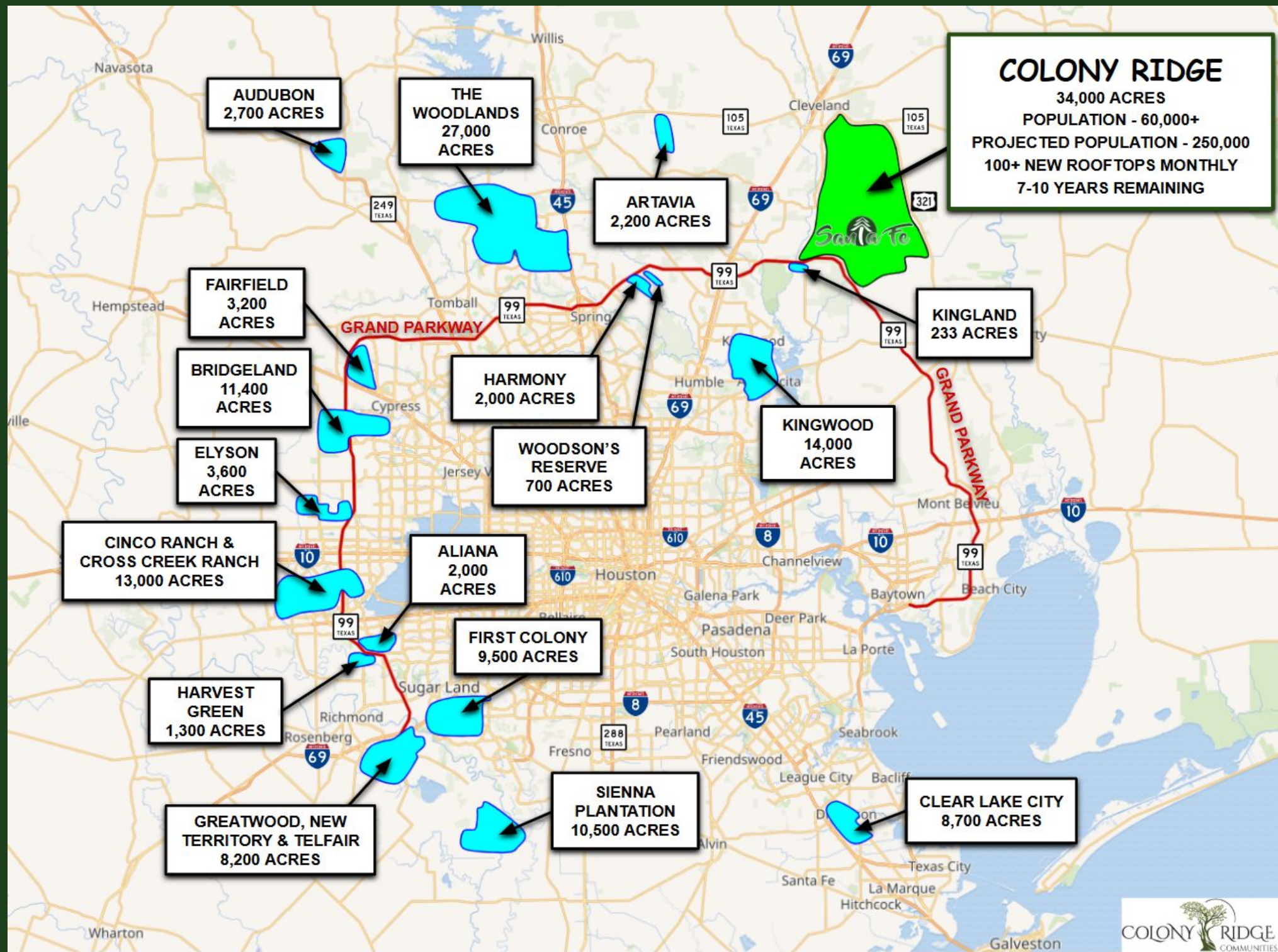
POPULATION ESTIMATE:

3 MILES - 46,596
5 MILES - 54,610
10 MILES - 174,135

HOUSEHOLD INCOME:

3 MILES - \$85,489
5 MILES - \$94,528
10 MILES - \$129,256



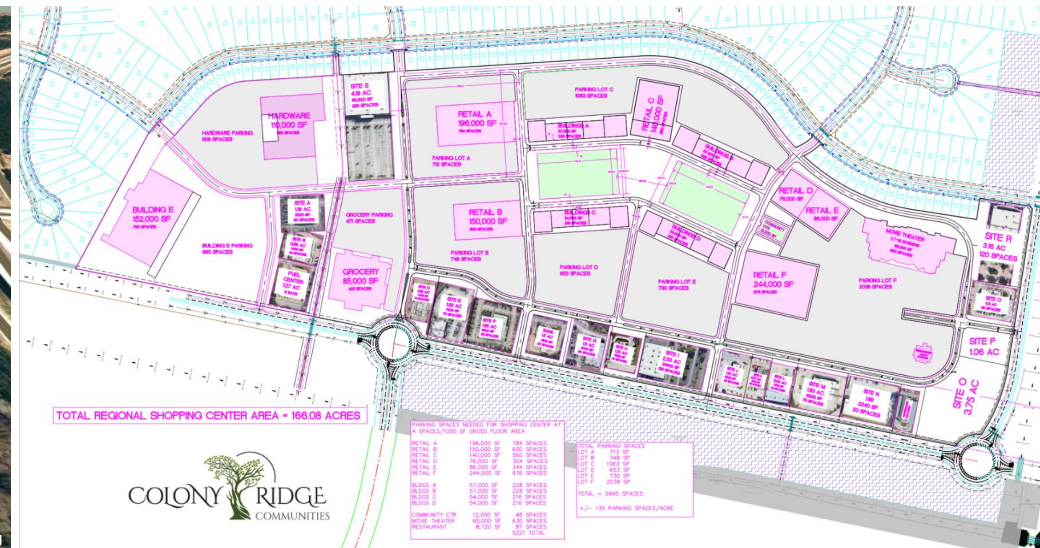


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TOWN CENTER CONCEPT



BUSINESSES INSIDE COLONY RIDGE!





Builders in Santa Fe

