



COMMERCIAL PACKET

Commercial Sales & Leasing



281-305-8167

832-210-3031

CRE@COLONYRIDGE.COM

**THE FASTEST GROWING
COMMUNITY IN TEXAS!**

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Colony Ridge Communities



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COMMERCIAL LISTINGS



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



~13,800+ 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**

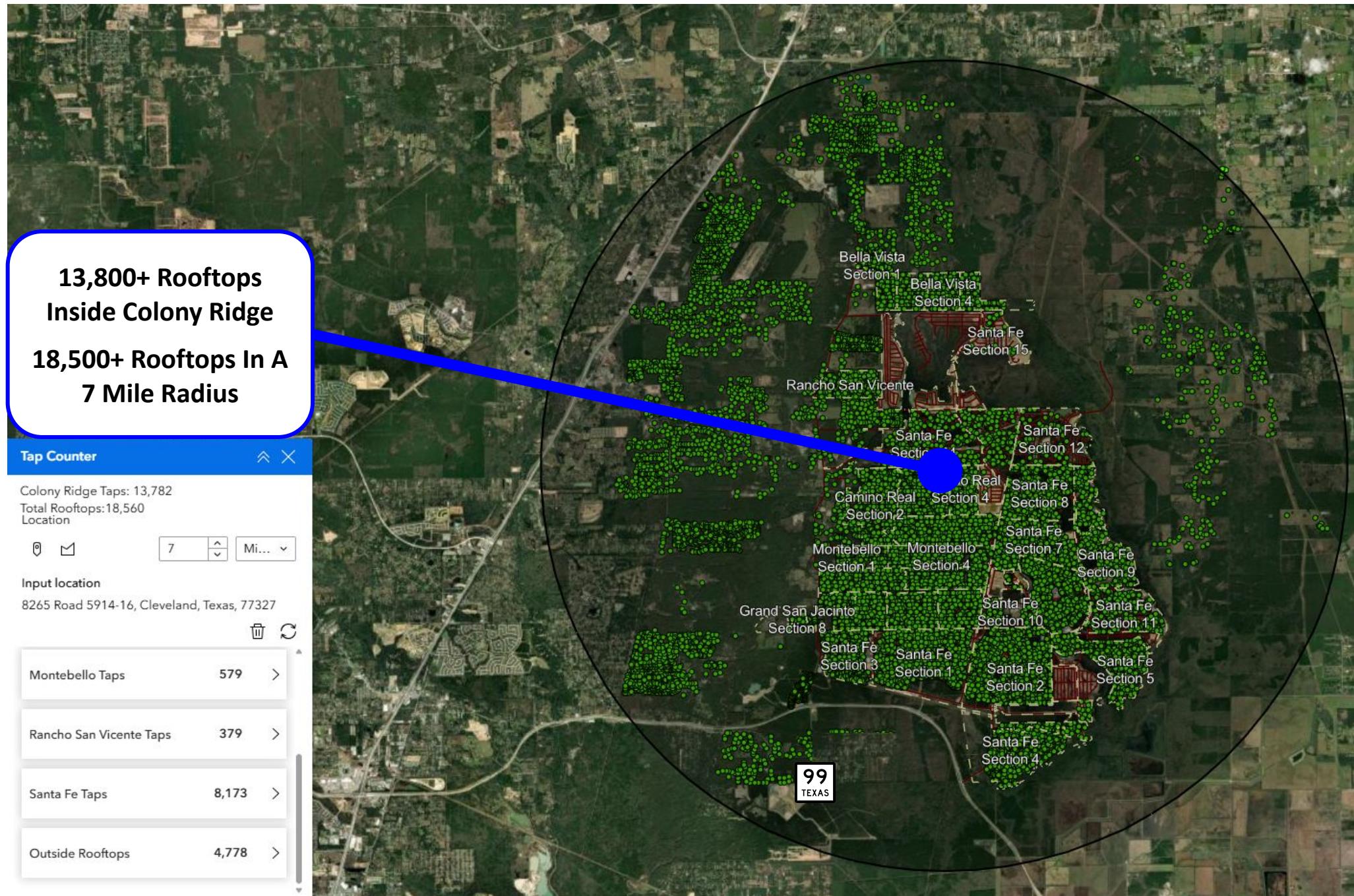


- **PINE BURR ELEMENTARY SCHOOL**

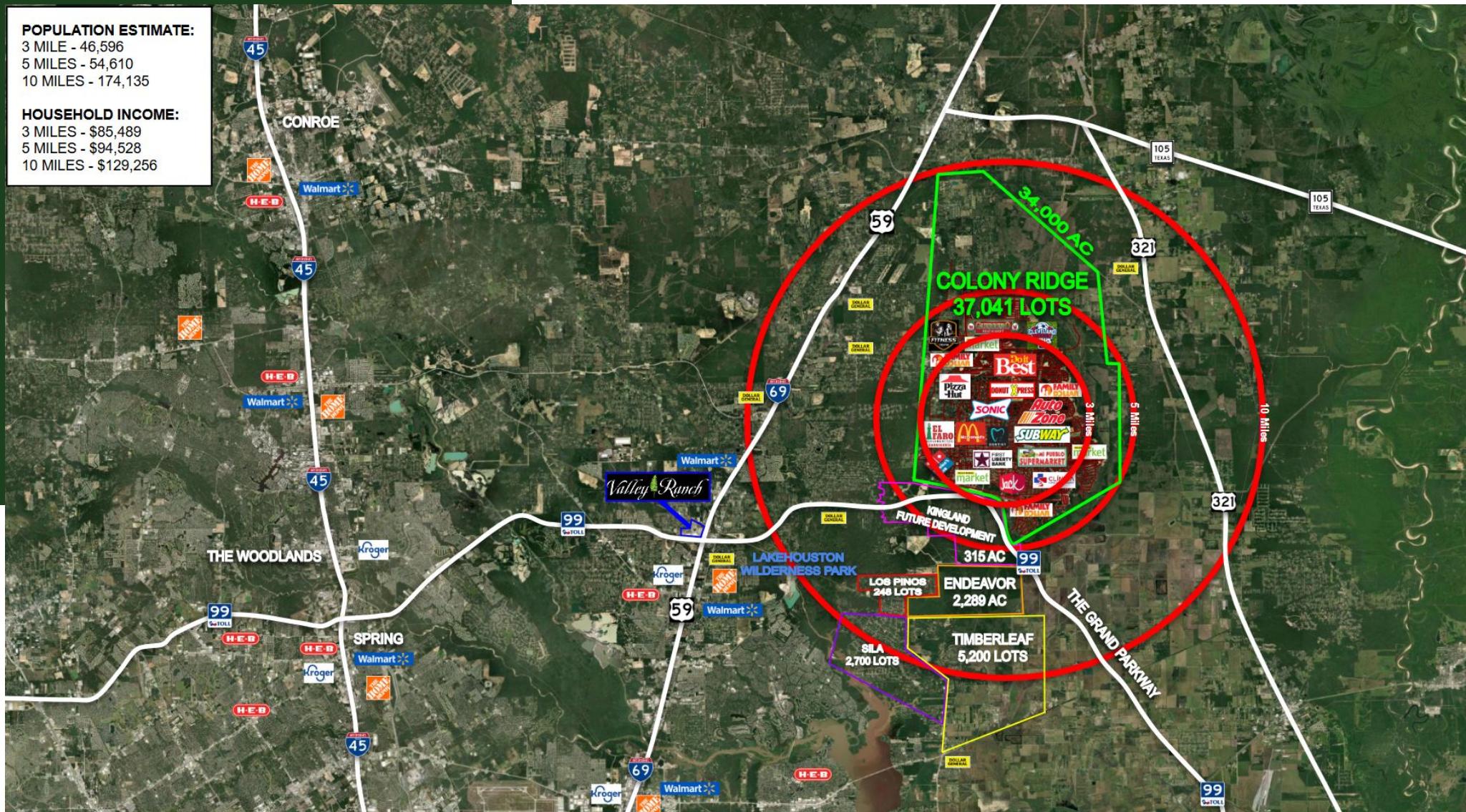
- ❖ 1,200 STUDENTS
- ❖ 120 STAFF

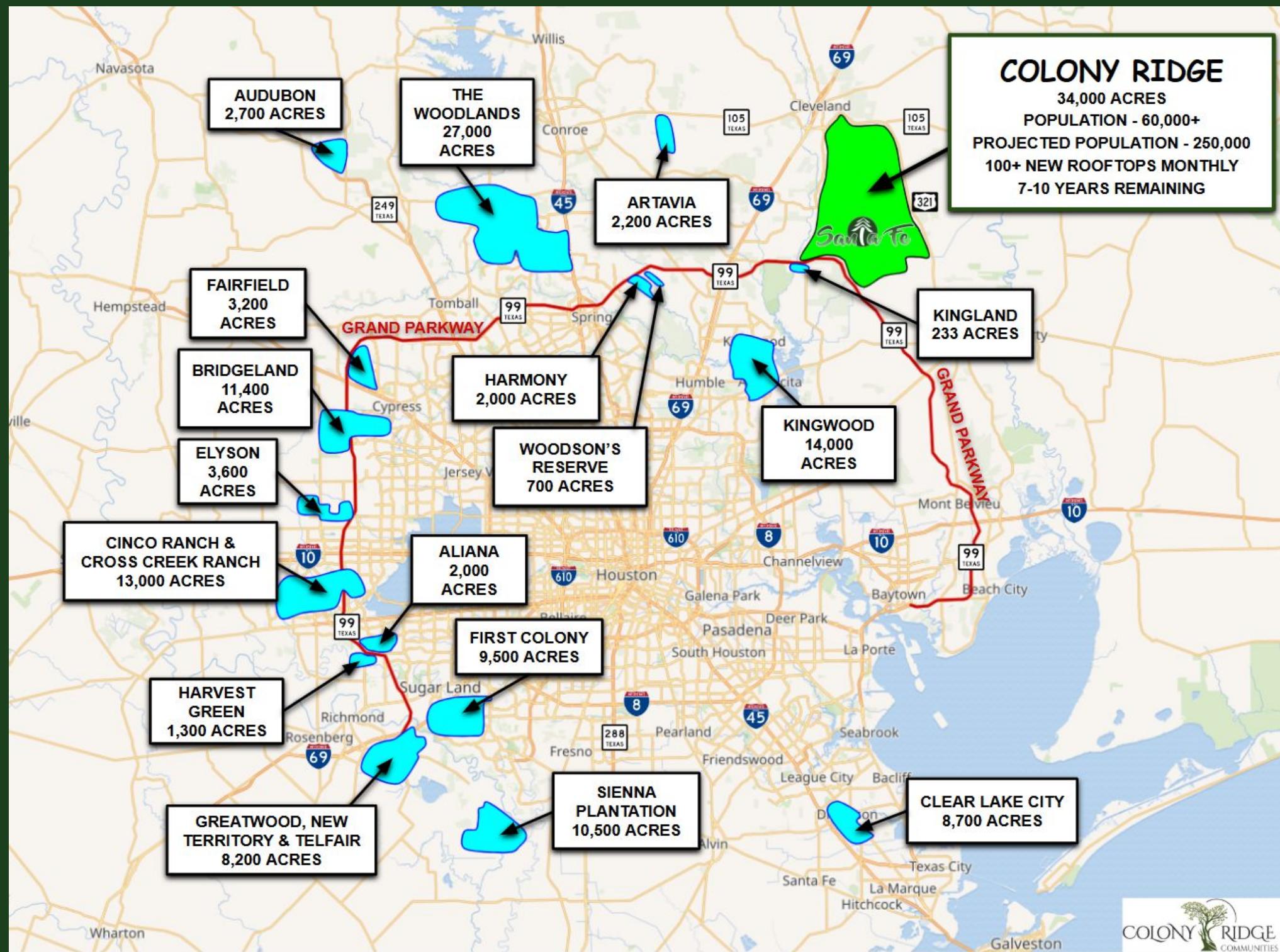
📍 **Address: Grand San Jacinto Dr, Cleveland, TX 77327**

COLONY RIDGE ROOFTOP GIS LOCATOR/COUNTER



3-10 MILE MAP



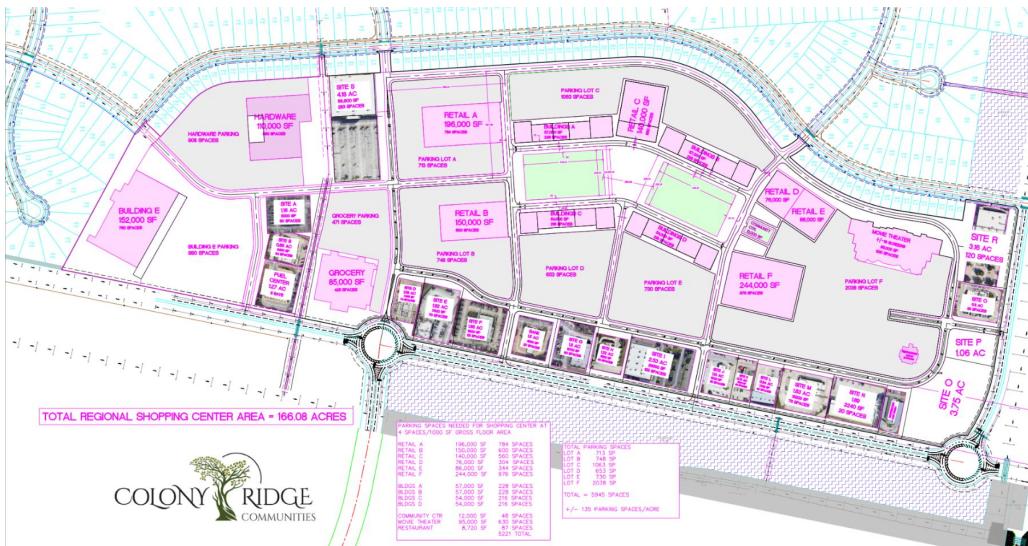


NEW RETAIL CENTERS

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| TOWN CENTER CONCEPT |



BUSINESSES INSIDE COLONY RIDGE!





Builders in Santa Fe



LENNAR®