



COMMERCIAL PACKET

Commercial Sales & Leasing



Justin C. - 281-305-8167
Grisham V. - 832-210-3031
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



60K+ Residents Now & 250K+ Upon Completion



100-150 New Rooftops Added Each Month



34,000+ Acres & Growing



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



14,320+ 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



100-150 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

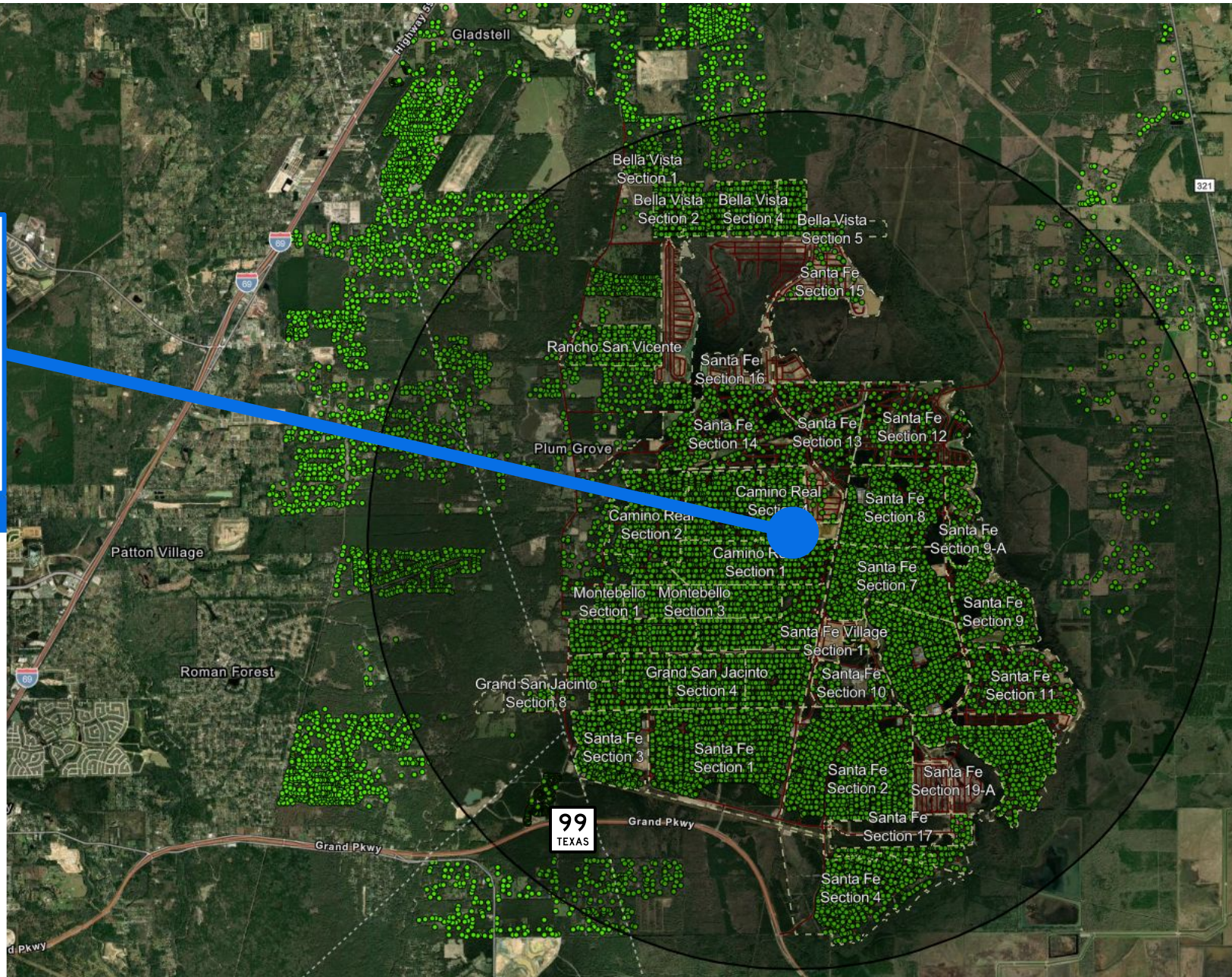
14,319
Families/Rooftops
In 5 Mile Radius
19,000+ Rooftops
In 7 Mile Radius

Tap Counter

Colony Ridge Taps: 14,319
Total Rooftops: 16,166
Location

Input location
2252 Road 5018, Cleveland, Texas, 77327

| | | |
|-------------------------|-------|---|
| Montebello Taps | 580 | > |
| Rancho San Vicente Taps | 384 | > |
| Santa Fe Taps | 8,653 | > |
| Outside Rooftops | 1,847 | > |



COLONY RIDGE

34,000 ACRES
POPULATION - 60,000+
PROJECTED POPULATION - 250,000
100+ NEW ROOFTOPS MONTHLY
7-10 YEARS REMAINING

AUDUBON
2,700 ACRES

THE WOODLANDS
27,000 ACRES

ARTAVIA
2,200 ACRES

FAIRFIELD
3,200 ACRES

BRIDGELAND
11,400 ACRES

ELYSON
3,600 ACRES

CINCO RANCH &
CROSS CREEK RANCH
13,000 ACRES

HARVEST
GREEN
1,300 ACRES

GREATWOOD, NEW
TERRITORY & TELFAIR
8,200 ACRES

HARMONY
2,000 ACRES

WOODSON'S
RESERVE
700 ACRES

ALIANA
2,000 ACRES

FIRST COLONY
9,500 ACRES

SIENNA
PLANTATION
10,500 ACRES

KINGWOOD
14,000 ACRES

KINGLAND
233 ACRES

CLEAR LAKE CITY
8,700 ACRES

GRAND PARKWAY

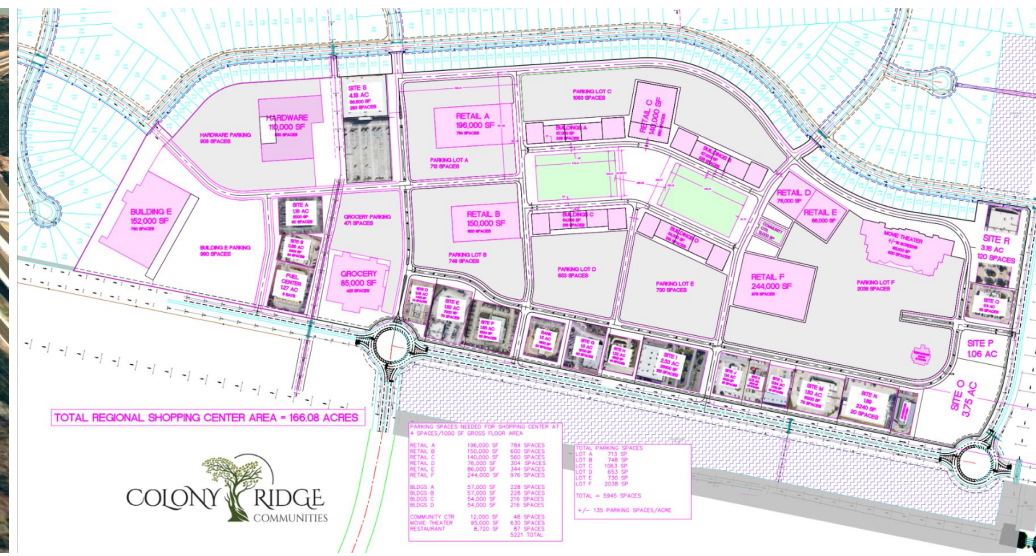
GRAND PARKWAY

NEW RETAIL CENTERS

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CENTER LISTING



TOWN CENTER CONCEPT



BUSINESSES INSIDE COLONY RIDGE!





Builders in
Santa Fe

