

Area Development



Magnolia Town Center — Magnolia, TX

The Real Deal Chronicle.

Tannos Development Group in partnership with Maritia. Encompasses 200 acres with a projected development cost of approximately \$1 billion. Just west of Highway 249, near FM 1488 and Buddy Riley Boulevard, directly behind Magnolia City Hall.

- **Retail & Commercial Space:**
 - o ~250,000 sq ft of retail for shops, restaurants, entertainment
 - o ~200,000 sq ft of medical and office facilities
- **Residential Units:**
 - o Single-family homes (approximately 185 units)
 - o 350-unit apartment complex
 - o Mid-rise senior living facility

Bluejack National

Resort-Style Residential & Golf Course Community.

767 acres of rolling hills developed in Montgomery, Texas, Bluejack is home to the first Tiger Woods-designed golf course in the United States

Kresston: New Homes in Magnolia, TX by Johnson Development

The Courier of Montgomery County+1Community Impact

Master-planned residential development by Johnson Development in Magnolia, Montgomery County, Texas. It's designed to offer a blend of small-town charm, thoughtful amenities, and easy access to major thoroughfares.

- Spans around 1,400 acres, with plans for approximately 3,500 to 3,700 homes.
- Positioned near the intersection of Highway 249 (including the Aggie Expressway extension) and FM 1486, offering a commuter-friendly location for people heading to Houston, College Station, or The Woodlands area.

Colton Community – Magnolia, TX (a.k.a. Todd Mission area)

- Spanning roughly 5,700 acres, Colton is a massive, multi-phased development by AIRIA Development. It's positioned between Magnolia and Todd Mission along FM 1486 and SH 249 (Aggie Expressway).
- The project has an estimated \$9.9 billion build-out value and may eventually expand into Waller and Grimes counties.
- Offers around 685 home sites, with lot widths ranging from 45 to 80 feet and depths of at least 125 feet.
- It includes over 186 acres of dedicated green space, with miles of 10-foot-wide hike-and-bike trails and interwoven walking paths.
- An 8-acre lifestyle hub that features:
 - Playground, splash pad, playground
 - 24/7 fitness center
 - Amphitheater, event hall, picnic areas, fire pit
 - On-site lifestyle/HOA team
- Future phases are expected to include retail, medical, and multifamily zones (approx. 500 acres set aside), plus potential on-site schools.

Positioned just .2 miles from SH249 via FM1486, with 4 miles of frontage along the Aggie Expressway. Easy access to The Woodlands, Tomball, College Station, Conroe, and downtown Houston