



## 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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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**



**~14,240+ 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

**14,241**  
**Families/Rooftops**  
**In 5 Mile Radius**  
**~19,000 Rooftops In**  
**7 Mile Radius**

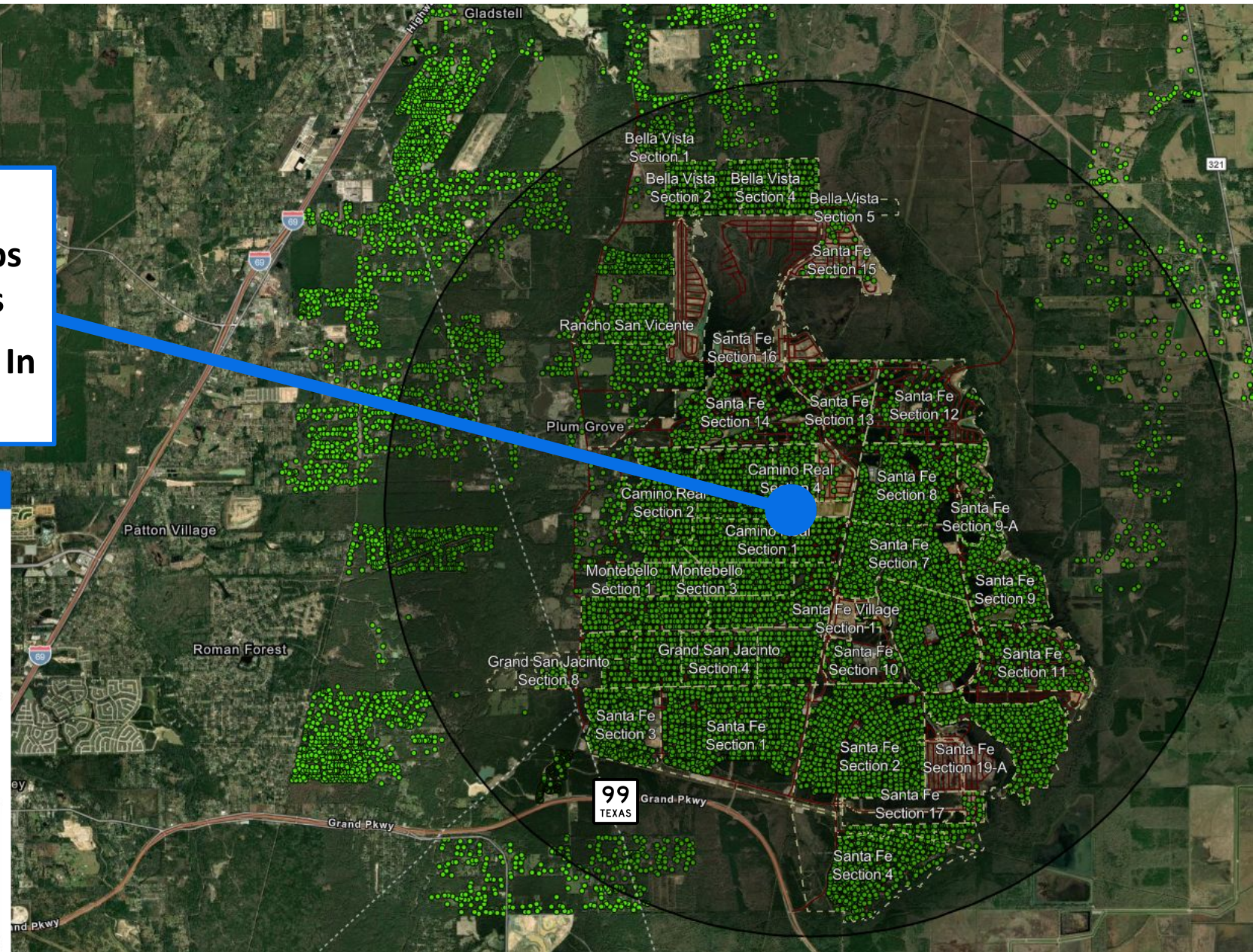
**Tap Counter**

Colony Ridge Taps: 14,241  
Total Rooftops: 16,085  
Location

5 Mi...

Input location  
651 County Road 5043, Cleveland, Texas, 77327

Montebello Taps	580	>
Rancho San Vicente Taps	384	>
Santa Fe Taps	8,584	>
Outside Rooftops	1,844	>





# 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

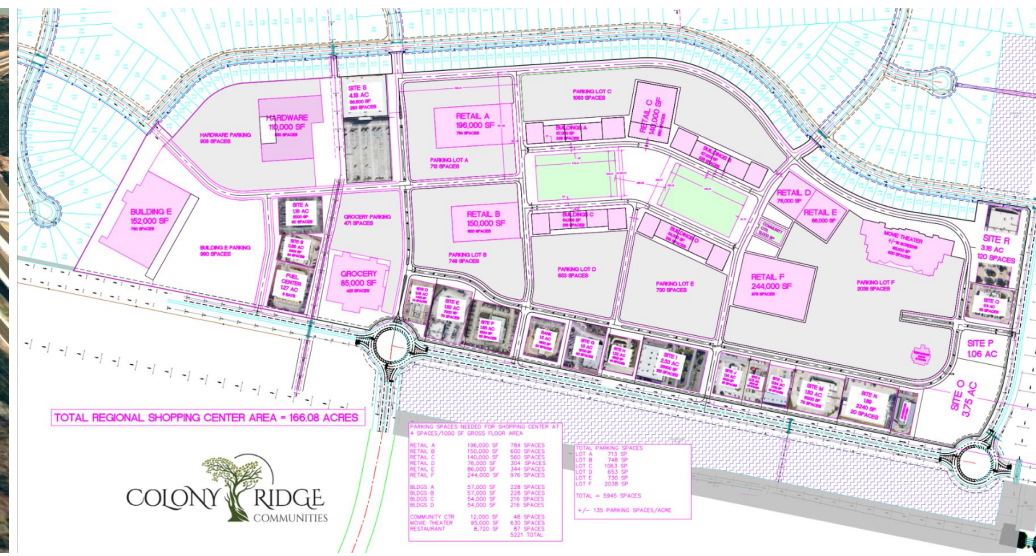
GRAND PARKWAY

# NEW RETAIL CENTERS

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CENTER LISTING



## TOWN CENTER CONCEPT



# BUSINESSES INSIDE COLONY RIDGE!





**Builders in**  
**Santa Fe**

