



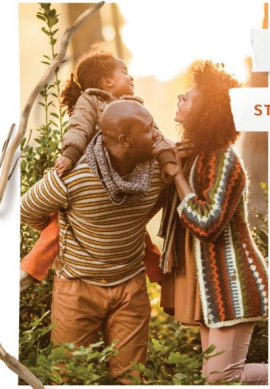
created for all
CREATURE COMFORTS
Discover, connect and enjoy life
in the heart of Magnolia, Texas.

AUDUBON
NEW HOMES FROM THE \$300s-\$1M

Your Wholehearted Home

Magnolia

COMMUNITY



NEW HOMES

STARTING AT \$300k

IN MAGNOLIA



Complete with all kinds of *room*: to *room*, to *refresh* and to be you.

Welcome to **Audubon**, where life just feels fresh. Maybe it's our fresh homes from the **best builders around**. Or the fresh air that inspires you to spend **more time outside**. We have planned so much for you to explore: Future interesting eateries to satisfy your inner foodie. Historic trees that will vary your landscape and your perspective. Lots of unique places to gather. That – and more – could all be right outside your front door.

Around here, your everything is ours, too. That's why we've taken the things you already love and made them even more special. Catch a sunrise from bed. Go for an evening stroll lakeside. Or better yet, just ease into the day and see how it unfolds. **With a creative mix of ways to live, work, play and grow, our community always has plenty to offer.**

This is the story of a lifetime: yours. It's a story with a happily ever after, but more importantly, a happy during. And it starts right here.



NATURE TRAILS
Return to nature



PARKS & OUTDOOR FUN
Play the day away

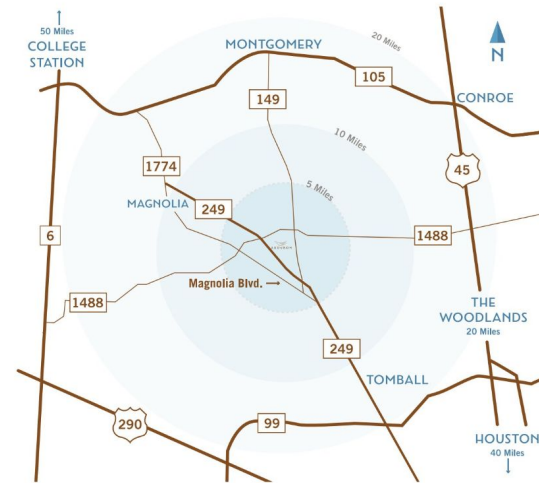


FUTURE COMMERCIAL / RETAIL
Home to anything & everything



FUTURE POOL & WATER FEATURES
Splash & splash

From a BIRD'S EYE VIEW



From Audubon, convenience branches out in all directions.

Right now is the perfect time to join the excitement growing in Magnolia. Long known for strong values and a prime location in Montgomery County, this laid-back area delivers a one-of-a-kind balance between accessibility and retreat. If you need a break from life's hustle, Magnolia offers just the respite. And when you want to run out for a quick bite or shopping trip, you're never far from options that hit the spot.

That same approach is reflected in the design of Audubon: where all things natural coexist wonderfully alongside everyday conveniences and modern living. And we're just getting started. So, count your lucky stars – because here, you can look up at the clear, expansive Texas skies and do exactly that. And hear the unexpectedly sweet song of a screech owl, too.





A Wise Place to Learn.

Jump into exceptional opportunities to learn and grow at every age. Audubon is situated in the highly acclaimed Magnolia ISD.

AUDUBON ELEMENTARY
Creekside North | Audubon Park
Creekside South | Heron Run

BEAR BRANCH INTERMEDIATE
Creekside North | Audubon Park

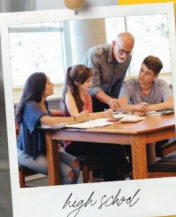
MAGNOLIA INTERMEDIATE
Creekside South | Heron Run

BEAR BRANCH JUNIOR HIGH
Creekside North | Audubon Park

MAGNOLIA JUNIOR HIGH
Creekside South | Heron Run

MAGNOLIA HIGH SCHOOL
Creekside North | Audubon Park

MAGNOLIA WEST HIGH SCHOOL
Creekside South | Heron Run



Ready, Set, Grow!

In August of 2024, Magnolia ISD officially opened the doors of the new **Audubon Elementary School**, located in the Audubon Park District. This state-of-the-art, **\$41 million facility** sits on a **14-acre site within the Audubon community** and serves around **900 students** from **Early Childhood/Pre-K through 4th grade**.

The school connects directly to Audubon's existing trail system, seamlessly integrating with the community's walkable design. Magnolia is experiencing significant growth, and Magnolia ISD is meeting the need for future-ready educational spaces. Audubon is thrilled to support this exciting new chapter.





MEET YOUR Match

*Looking to make your
dream home a reality?
We can help with that.*



*Featured in
Elle Décor
Spanish Edition*
MARCH 2023



Part of searching for the right community is searching for the right builder – and at **Audubon**, you'll find the most sought-after builders for design, craftsmanship and distinction. So bring us your price range, square footage, must-have features, wish list items and more. We're here to make it happen.

Anchored by 9 premier builders, our community's homes, like everything else here, are designed to be a natural fit to your lifestyle. The floor plans are more livable. The spaces, more open. The finishes, more stunning. Add in the bright, airy interiors that invite light to spill in throughout the home, and you have the recipe for an Audubon dream home. Just add your vision to create it exactly the way you like to live.

READY TO BE INSPIRED? Take a tour of our model homes to find the one that speaks to you. Then, reach out to your builder of choice. Spoiler alert: You can't go wrong.

New homes
Starting from the \$300s



DREES CUSTOM HOMES
70' LOTS



DREES CUSTOM HOMES
80' LOTS



SITTERLE HOMES
80' LOTS



SITTERLE HOMES
60' PATIO LOTS



EMPIRE COMMUNITIES
60' LOTS



PERRY HOMES
45' LOTS



PERRY HOMES
60' LOTS



PERRY HOMES
70' LOTS



SMITH DOUGLAS HOMES
50' LOTS



SMITH DOUGLAS HOMES
40' LOTS



CENTURY COMMUNITIES
50' LOTS



CENTURY COMMUNITIES
40' LOTS



NEWMARK HOMES
45' LOTS



DAVID WEEKLEY HOMES
45' LOTS



RAVENNA HOMES
60' LOTS

SEE FLOOR PLANS, PRICING, AVAILABILITY AND PHOTOS AT AUDUBONLIVING.COM

Watch it come to *life*

Welcome layers of *fun, relaxation, entertainment* and *convenience* into your everyday.

One of the first things you'll notice about **Audubon** is that those who planned it seem to have thought of everything. Grab a cup of your go-to pour-over or cold brew on your way into the office. And soon, you will be able to take the kids up the street for a pool day that rivals a resort. Get lost in the woods and connect to something more meaningful. **Audubon** feels like it was made for you – and it was, by the mixed-use visionaries of **Sam Yager Incorporated (SYI)**.

Not a lawn pro? Not a problem!
All homes include front yard maintenance through HOA annual assessments.

Every inch of **Audubon** is being thoughtfully planned and designed to give the community its **signature sense of place**. Where undisturbed nature blends organically into the townscape. Where art can be found in our **community installations**, but also in the natural splendor of majestic, historic trees. Where the homes are built with exceptional **character and craftsmanship** that you'll be proud to come home to. It's the all-in-one mindset that's been present in every SYI community for over 30 years and counting. And whether you're buying your first home or your best one yet, it's **the place you're going to want to be**.



AUDUBON

- Creekside North Model Homes**
Creston Communities 01, 13020 Sky Walker Court
Creston Communities 01, 13020 Sky Walker Court
Pony Homes 01, 13020 Whistling Duck Lane
South Douglas Homes 01, 8011 Sky Walker Court
South Douglas Homes 01, 8011 Sky Walker Court
- Audubon Park Model Homes**
Shore Country Homes 01, 13020 Audubon Park Drive
Equestrian Communities 01, 13020 Audubon Park Drive
Pony Homes 01, 13020 Audubon Park Drive
Pony Homes 01, 13020 Audubon Park Drive
Ravenna Homes 01, 13020 Audubon Park Drive
- Creekside South Model Homes**
Dove Meadows 01, 11 Prairie Marsh Lane Street
Shore Country Homes 01, 13020 Audubon Park Drive
Newmark Homes 01, 13020 Prairie Marsh Lane Street
Shore Meadows 01, 13020 Prairie Marsh Lane Street
Shore Meadows 01, 13020 Prairie Marsh Lane Street
- Anticipated Town Center**
- Audubon Elementary**
80214 Audubon Parkway
- Future Club Audubon**
80214 Audubon Parkway
- Anticipated Multi-Family**

- 40' Lots
- 45' Lots
- 50' Lots
- 60' Lots
- 60' Patio Lots
- 70' Lots
- 80' Lots
- Existing Roads
- Future Roads (subject to design)
- Future Development



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It's All Fun & Games!



Fill your days with activities as *varied* and *lively* as you are.

Audubon follows your lead. When it's play time, go indoors or out for endless avenues to fun. Down time can be found among the future **miles of trails** that weave through the gorgeous scenery all around us. Or from the comfort of your front yard, which you'll enjoy maintenance-free. For go time, take a quick walk, bike ride or drive to our planned **dining, retail and commercial spaces**. Do it all today. Do nothing at all tomorrow. Shaking things up is highly encouraged.

By the way, when it comes to leisure, Audubon doesn't play. Our future amenity center, **Club Audubon**, will be stocked up on fun-filled features including a **resort-style pool**, **splashy water features**, great spots to gather and more. Just outside, you'll find future outdoor fun at inviting **parks, trails, playgrounds** and recreational areas that make the great outdoors live up to its name. Best of all, it's all connected to the way you live and work, making **work-life balance** easier than you ever imagined.



Adventure's on the *Horizon*

Just wait 'til you see what *Club Audubon* has in store.

Some places are naturally social, and **Club Audubon** is crafted to be one of them. Building and amenity plans were finalized in the first quarter of 2024, with construction to wrap up by the end of 2025. Phase I will deliver a host of exciting amenities, while Phase II introduces an observation shelter for parents overlooking a splash pad, playground, swings, and scenic trail connections, plus expanded parking. With an investment exceeding \$7 million, is set to become a vibrant gathering spot for the community.

A Lot is Going to Unfold Right Here and there's still so much more on the way:

- Resort-style pool
- Cabanas
- Food truck lane
- Open air patio seating
- Event building
- 8' Hike & bike trail
- Playground
- Gathering Green



See what's to come
Rendering of Club Audubon

Future Club Audubon (Recreation Center Campus)

UNDER CONSTRUCTION

Legend – Phase I

- A Club Pavilion
- B 8' Hike & Bike Trail
- C Shaded Gathering Yard
- D Gathering Green
- E Food Truck Lane
- F Resort Pool
- G Cabanas
- H North Parking
- I Zero Entry
- J "Baja" Shelf
- K Patio
- L Pool Equipment House

Legend – Phase II

- M "Birds of Play" Splash Pad
- N Observation Shelter
- O Play Climbing Timbers
- P Playground Swings

The information in this exhibit represents an artist's rendering of some of the proposed elements of the Audubon Community, including site layouts, which have been provided by a third party. The Developer, in its sole discretion and without any advance notice, reserves the right to change this rendering and change any or all of the elements contained herein. Elements identified may or may not be constructed and/or may not be constructed as shown. The particular timing or sequence of the construction of any element depicted is not represented herein. All information being provided by the Developer, including this artist's rendering, or any materials provided by third parties in without any warranty (express or implied) or any representation for any and all purposes including but not limited to accuracy, completeness or suitability.

Club Audubon

As the structure comes together, the parking lot gets installed and **Club Audubon** settles right in, think of the number of **smile-filled days** you'll spend here. Stay tuned for more information regarding timing on construction and progress of the new **Club Audubon**!

Expansive parks *and* trails

*Wander and roam, picnic and play...
all day, every day, forever.*

When it comes to exploring the outdoors, what's your pleasure? As the community grows, the hike-and-bike trails in **Audubon** are dedicated to supporting your active lifestyle. See how fast and how far you can run along **Mill Run Trail**. Birdwatch at **Mill Creek** or enjoy a walk with your favorite furry friend at **Whistling Duck Park**. Grab your cycling kit and a few friends for a quick jaunt along the future trails

in **Heron Run District**. As you roam, you'll feel yourself relax, see your sense of adventure return and capture the idea that all things are possible. Multiple expansive parks encourage play and exploration. Picnic, fly a kite, bask in the sunshine under the shady trees. Watch your kids make friends as they climb, swing and slide. The best part? When another day dawns in **Audubon**, you can do it all over again.

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|---------------------------|--------------------------|
| AMENITIES (Future) | WATER BODIES |
| 1 Club Audubon | 1 Club Lake |
| 2 Club Heron Run | 2 Audubon Park Pool |
| 3 Club Audubon Hills | 3 Whistling Duck Lake |
| | 4 Run Pond |
| | 5 Sanctuary Lake |
| NATURE PARKS | 6 Heron Run Lake North |
| 1 Audubon Refuge | 7 Heron Run Lake South |
| | 8 Audubon Lake |
| | 9 Night Heron Lake |
| | 10 Mill Lake |
| | 11 Heron Lake |
| | 12 Painted Bunting Brush |
| | 13 Snowy Egret Pond |

- | | |
|--|---------------------------|
| TRAILS | 1 Heron Walk Trail |
| — Hike and/or Bike Trails | 2 Pelican Rill Trail |
| — Connector Trails | 3 Night Heron Trail |
| — Connector Trails (if feasible and permissible) | 4 North Road Runner Trail |
| ● Trail Heads | 5 South Road Runner Trail |
| ● Mill Creek Trail | |
| ● Mill Run Trail | |

- | | |
|---------------------------------|--------------------------------|
| DISTRICT PARKS | LINEAR PARKS |
| 1 Screech Park | 1 Night Heron Rill Linear Park |
| 2 Legacy Oaks Park | 2 Snowy Egret Boardwalk |
| 3 Swift Plaza | 3 Midtown Plaza |
| 4 Lake Street Promenade | 4 Boulevard Plaza |
| 5 Lake Green | 5 Shoreline Park |
| 6 Arctic Tern Crescent | 6 Mill Creek Linear Park |
| 7 Pinehill Point Sanctuary Park | 7 Mill Run Linear Park |
| 8 Heron Run Lakes Park | 8 Heron Run Linear Park |
| 9 Whistling Duck Slough Park | |
| 10 Creekside South Park | |



You're going to *Love* Heron Run District

A vibrant new District coming soon.

Lush parks and sparkling lakes. Heron run is coming to **Audubon**, with a community entrance located at the intersection of SH-249 and Audubon Blvd. Our third district will be a distinctive neighborhood where you can relax by the lake and stroll along Painted Bunting Branch. Enjoy picnic at the parks and fun at the future Club Audubon.



Get some outdoor time
Relax at one of the many parks



Introducing Audubon's Lifestyle Program



The vision for Audubon has been one of a live-work-play community where residents can have it all. Helping residents enjoy as much “play” as possible is our robust lifestyle program headed by Lifestyle Director Jasmine Torres.

Jasmine has years of experience in building residential lifestyle programs that are innovative and engaging. She brings to Audubon an infectious enthusiasm and a lasting energy that will lead to memorable experiences for our residents.

What kinds of experiences? An Ice Cream Social, a Super Bowl Watch Party and an Outdoor Cooking Class are all coming up. And later in the year, there will be a Nature Expo, Halloween Festival and Kids Nature Story Time – and those are just some of the events that will soon pop up on residents’ calendars. There’s no telling what great fun is in store for Audubon residents.

Visit audubonliving.com/residents for event calendar and details!





AUDUBON

Get in touch!

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