

*As of January 2026*



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## COMMUNITY INFORMATION

### Community Description:

Embraced by the aromatic forest beneath the blanket of bright Texas stars, COLTON® is emerging from 5,700 acres in Montgomery County, TX. A place where new generations of Texans will set down their roots and pursue their opportunities. Big, like the state itself, this community is built on grit, pride, and those familiar – yet unmistakable details found in every corner of this state. Whether you were born here or made your way as fast as you could, your piece of Texas is waiting for you.

### Development:

- 5,700 acres total / 500 acres commercial
- This first phase will deliver approximately 685 lots ranging from 45 ft. to 80 ft. wide with minimum depths starting at 125 ft.

### Phase 1 Amenities:

- 186 acres of green space & trails
- 10-foot wide hike & bike trails interconnected with walking trails
- Championship Disc Golf Course by John Houck with HouckDesign
- Micro disc golf course
- On-site lifestyle team
- Event hall
- 24/7 gym
- Amphitheater
- Playground
- Fitcore Ninja Park
- Park
- Splash Pad
- Picnic areas
- Fire pit
- On-site HOA

**Schools:**

Williams Elementary  
 Magnolia Parkway Intermediate School  
 Magnolia Parkway Junior High School  
 Magnolia West High School

**Higher Education:**

Lone Star College Tomball

**Utilities:**

Ezee Fiber (Internet provider) 346.644.3788  
 SiEnergy (gas provider) 888.468.7007  
 Entergy (electric provider) 800.368.3749  
 Best Trash (trash provider) 281.313.2378  
 Si Environmental (all MUDs) 832.490.1600

**HOA Information:**

2026 HOA Dues (\$1,440)  
  
 The community is managed by:  
 Crest Management Group  
 281.579.0761

**Child Care:**

Donnie's Day Care  
 & Academic Center  
 18115 Buddy Riley Blvd  
 Magnolia, TX 77354  
 (281) 356-6499  
  
 A Child's View  
 31925 Nichols Sawmill Rd.  
 Magnolia, TX 77355  
 (281) 252-4000  
  
 Tiny People University  
 Childcare Center  
 11828 Farm to Market Road 1488  
 Magnolia, TX 77354  
 (832) 521-3886  
  
 Kiddie Academy of Magnolia  
 11767 Farm to Market Road 1488  
 Magnolia, TX 77354  
 (936) 286-3212

**2025 Tax Rate:\***

Montgomery County	0.3770
County Hospital District	0.0473
Magnolia ISD	0.9583
Montgomery Co. ESD 10	0.0922
Lone Star College	0.1060
COLTON MUD No. 2	1.5000

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2025 combined rate is \$3.0808  
 per \$100.00 of valuation

*\*All tax rates are estimates and should be independently verified.*

## LOCATION INFORMATION

### Location:

Located about 45 miles north of downtown Houston, students living in the first phase of COLTON attend Magnolia ISD, and the community will be designed to include proposed future on-site schools. With the improvements and expansion of SH249 Aggie Expressway, residents of COLTON will have ease of access to employment and education corridors throughout Houston, The Woodlands, Conroe, College Station and beyond.

### Area Attractions:

Historic Magnolia Depot  
Texas Renaissance Festival  
Springs Event Venue  
Todd Mission City Hall  
HEB  
Brookshire Brothers  
Unity Park  
Jerry Matheson Park  
Tomball German Festivals  
Lazy Acre Events  
Climb Woodlands

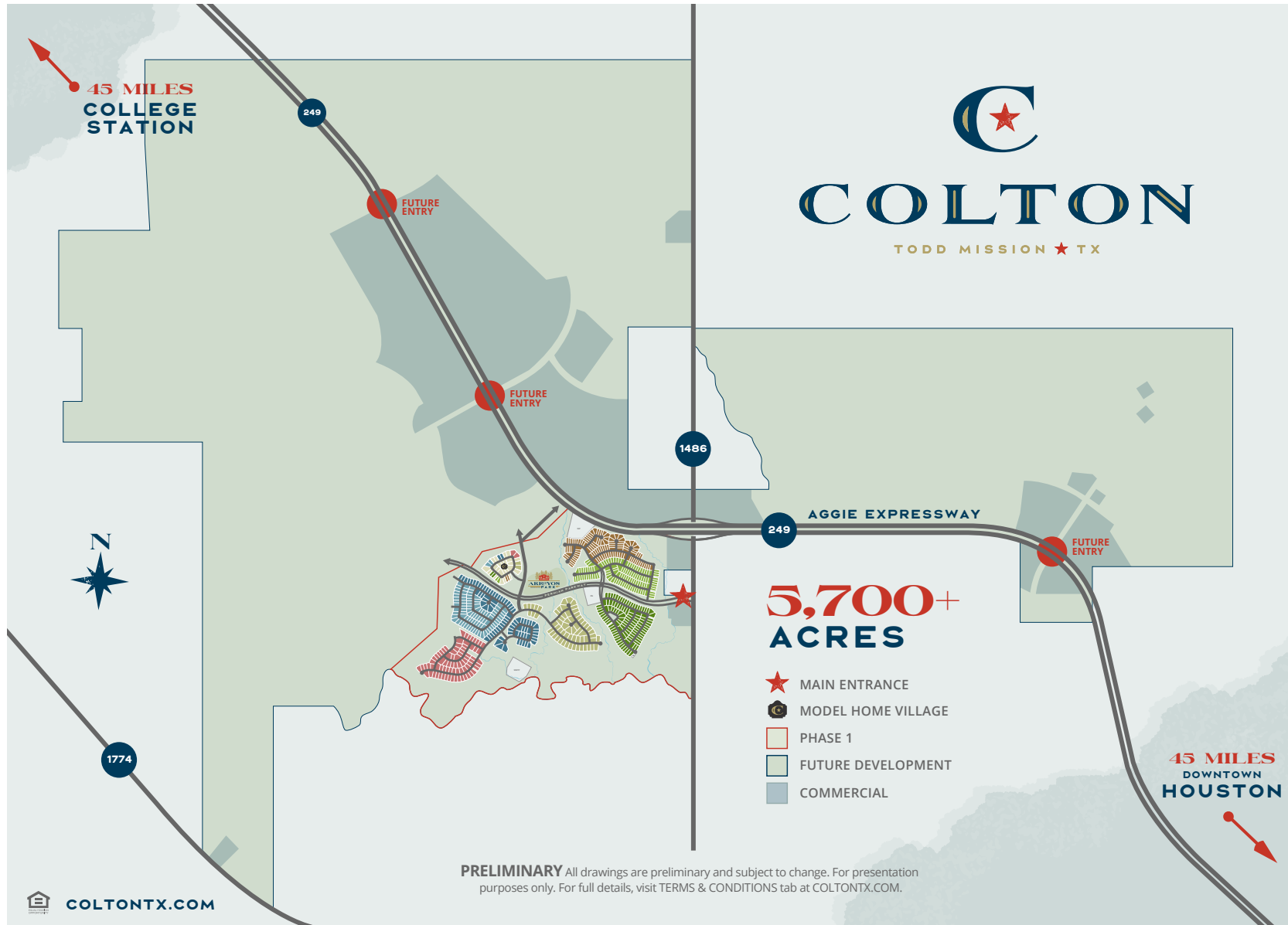
### Postal Services:

USPS  
21359 Eva St  
Montgomery, TX 77356  
800-275-8777  
UPS Store  
18640 FM 1488 Rd.  
Magnolia, TX 77354

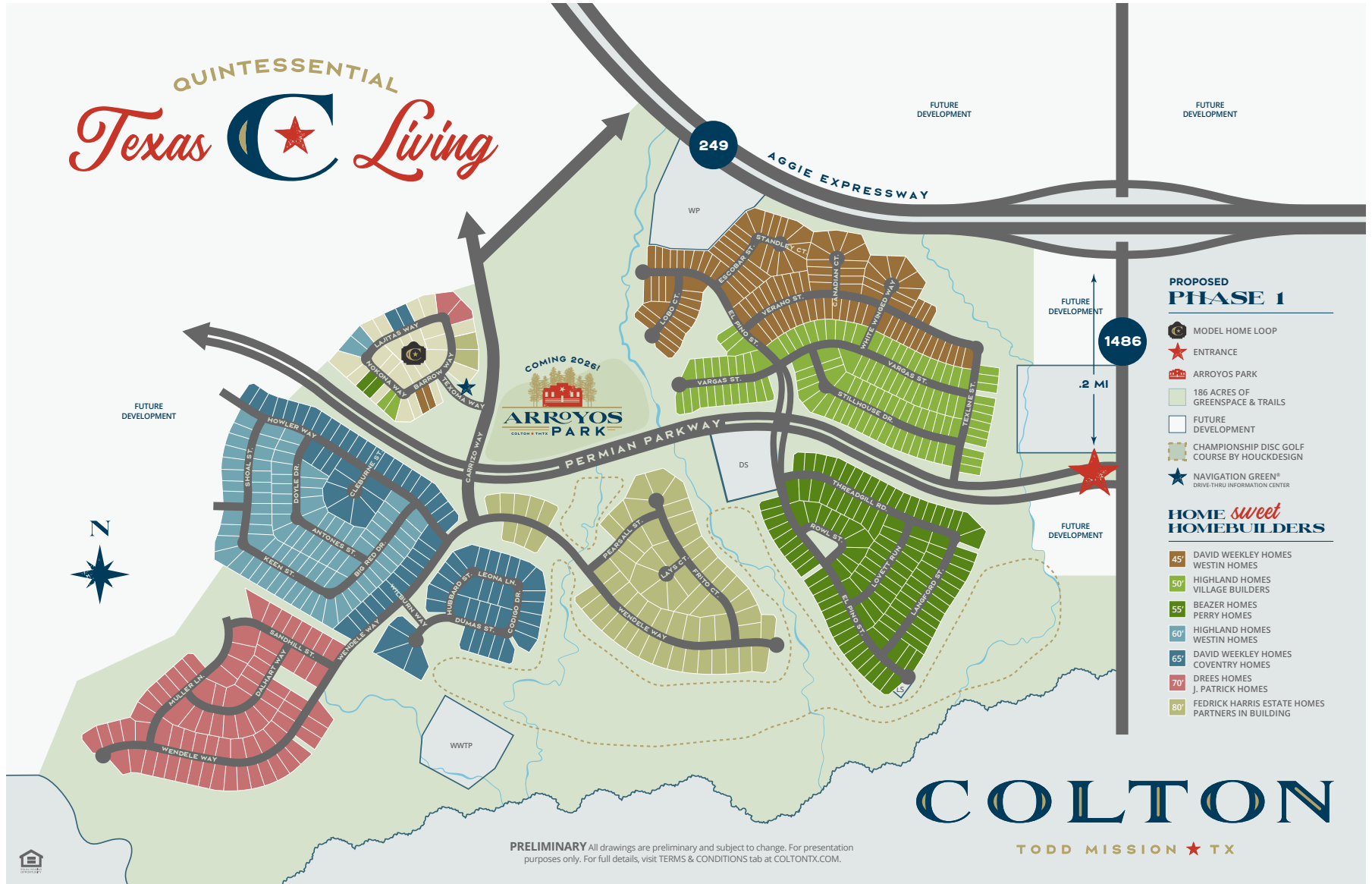
### Emergency Services:

In case of emergency dial 911  
Magnolia Fire Station #189  
*1.5 miles from entry on 1486*  
For non-emergencies:  
Magnolia Police Department  
18111 Buddy Riley Blvd,  
Magnolia, TX 77354  
(281) 356-2500  
[www.cityofmagnolia.com](http://www.cityofmagnolia.com)

## SITEMAPS / OVERALL



## SITEMAPS / PHASE 1



## MODEL HOME LOOP



# MODEL HOME LOOP



# COLTON

TODD MISSION ★ TX

## SOCIAL MEDIA INFORMATION

Please add us @ the following social handles and be sure to tag us in your posts.

**FACEBOOK:**  
@COLTONTXAS



**INSTAGRAM:**  
@COLTON.TMTX

