



COMMERCIAL PACKET



Commercial Sales & Leasing

Justin C. – 281-305-8167

Grisham V. – 832-210-3031

CRE@COLONYRIDGE.COM

THE FASTEST GROWING
COMMUNITY IN TEXAS!



CLICK [HERE](#) TO VIEW
OUR COMMERCIAL LISTINGS



FOLLOW US ON



@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



14,611
Rooftops Now



Located On 99
Grand Parkway
Between 59 & I-10
With 3 Direct
Access Points To 99



4 Builders With
Model Homes In
The Development



Development Is
~20% 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



7 NEW SCHOOLS **OPEN IN SANTA FE** WITH A NEW **HIGHSCHOOL** NOW OPEN!



1



INTERNATIONAL LEADERSHIP OF TEXAS K-8



1,400 STUDENTS



140 STAFF



Address: 1954 Road 5714,
Cleveland, TX 77327



2



INTERNATIONAL LEADERSHIP OF TEXAS K-8



1,400 STUDENTS



140 STAFF



Address: 4114 Road 5200,
Cleveland, TX 77327



3



INTERNATIONAL LEADERSHIP OF TEXAS HIGH SCHOOL



1,400 STUDENTS



140 STAFF



Address: 1954 Road 5714,
Cleveland, TX 77327



7 NEW SCHOOLS **OPEN IN SANTA FE**

WITH A NEW HIGH SCHOOL NOW OPEN!



● **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



7 NEW SCHOOLS OPEN IN SANTA FE WITH A NEW HIGH SCHOOL NOW OPEN!



● 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



14,611
Families/Rooftops

In **5** Mile Radius

19,000+ Rooftops
In **7** Mile Radius

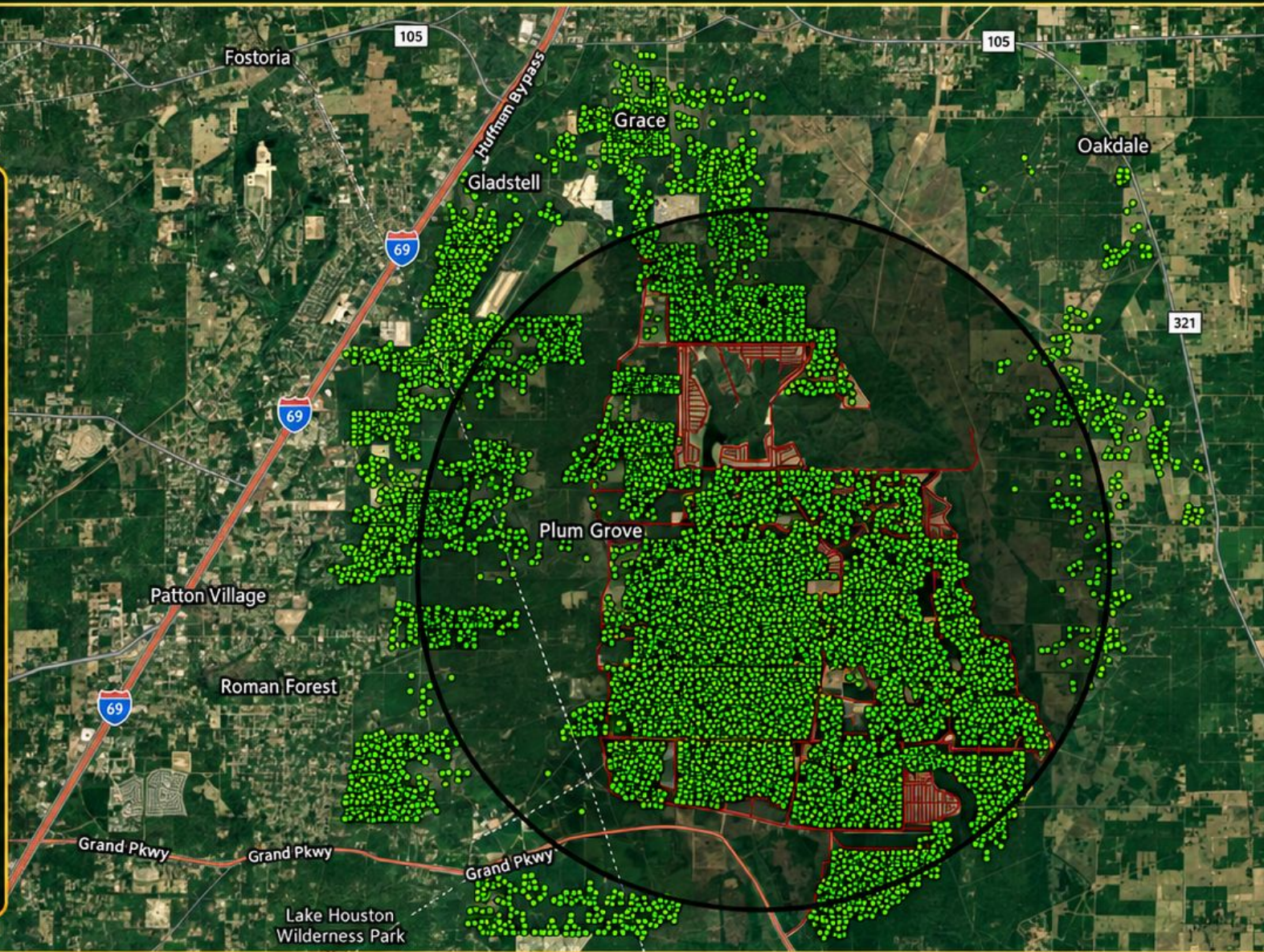
TAP COUNTER ✕

Colony Ridge Taps: 14,611
Total Rooftops: 16,486

Location Radius

Input Location
662 Road 5043, Cleveland, Texas, 77327

Grand San Jacinto Taps	2,050	>
Montebello Taps	582	>
Rancho San Vicente Taps	386	>
Santa Fe Taps	8,909	>



3-10 MILE MAP



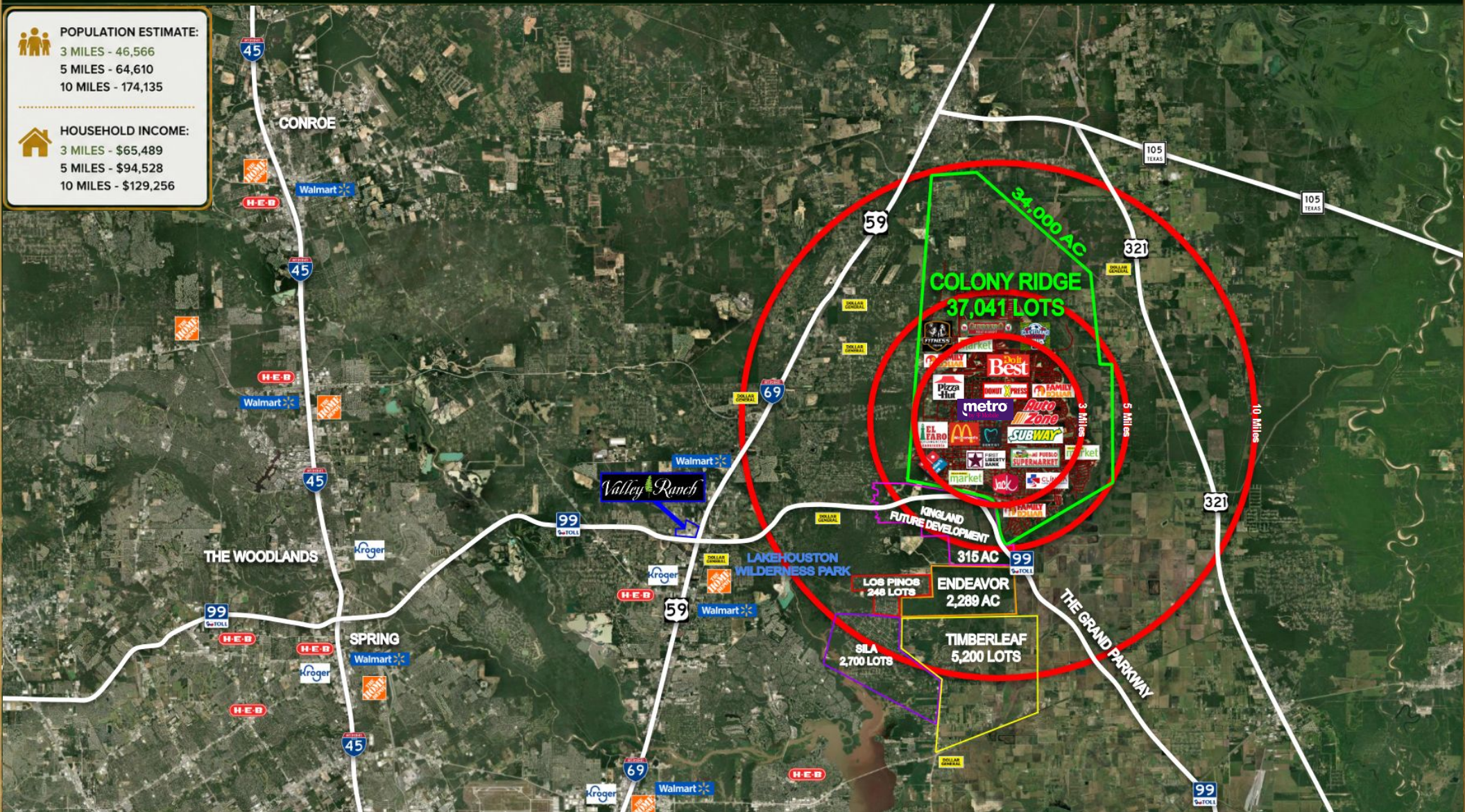
POPULATION ESTIMATE:

3 MILES - 46,566
5 MILES - 64,610
10 MILES - 174,135



HOUSEHOLD INCOME:

3 MILES - \$65,489
5 MILES - \$94,528
10 MILES - \$129,256



COLONY RIDGE

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



NEW RETAIL CENTERS

CLICK [HERE](#) TO
SEE OUR RETAIL
CENTER LISTING



| TOWN CENTER CONCEPT |





BUSINESSES INSIDE COLONY RIDGE!





Builders in Santa Fe

