



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



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@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 HIGH SCHOOL 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

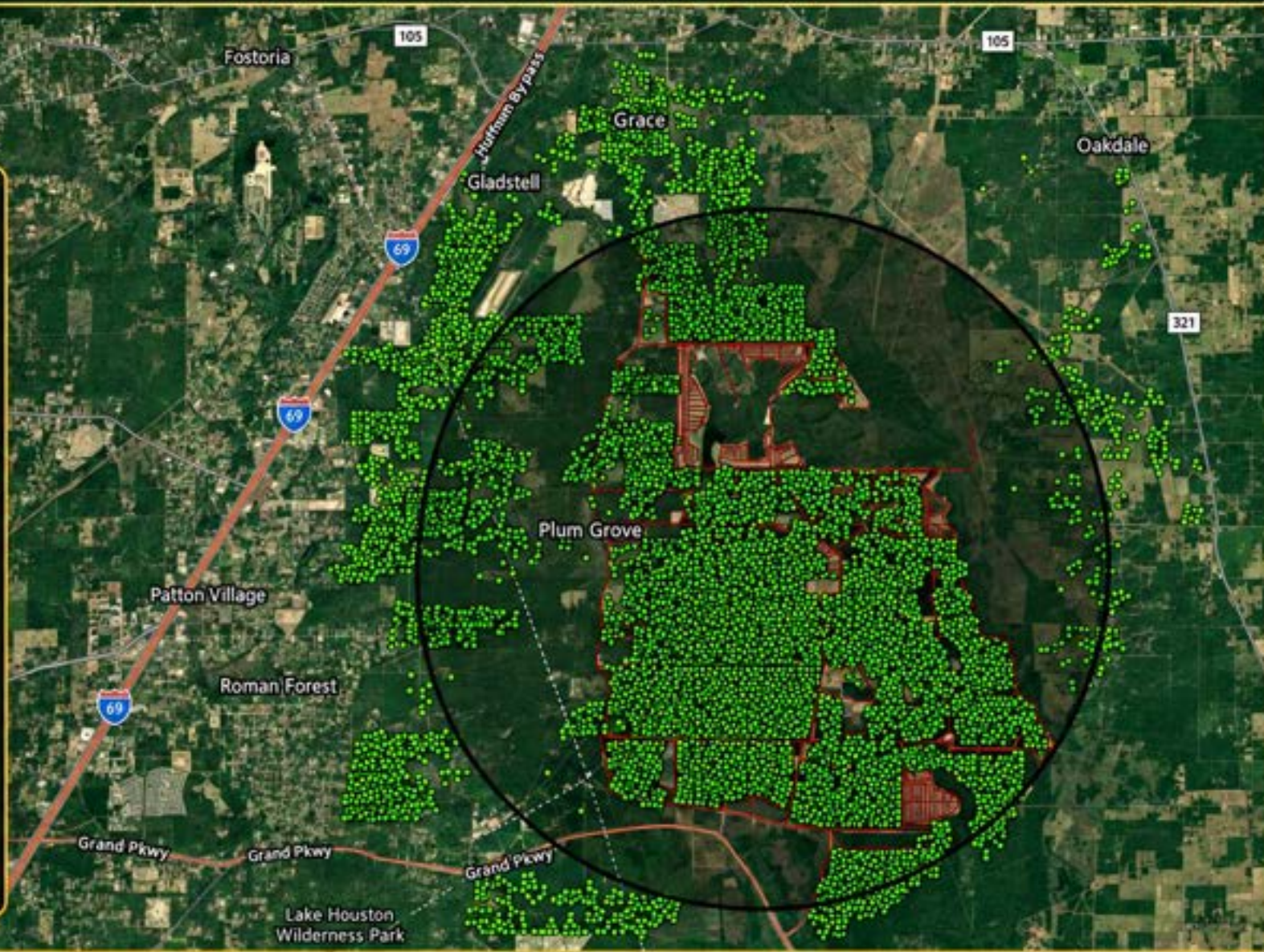
TAP COUNTER ✕

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



THE FASTEST GROWING COMMUNITY IN TEXAS!

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 |



COLONY RIDGE
COMMERCIAL

BUSINESSES
INSIDE
COLONY RIDGE!

DONUT X PRESS

COVE DENTAL

Farmacia
La Fe
(Cuidando Su Salud en la Familia)

ASAP
INSURANCE &
MULTI-SERVICES

Auto
Zone

CLÍNICA
FAMILIAR RÍO GRANDE

Little
Caesars

AR
NAILS & SPA
BEAUTY THAT SHINES

SUPER SPORTS & MORE

FIRST
LIBERTY
BANK

SUBWAY

Pizza
Hut

Let's GO
MARRET

Do it
Best

FAMILY
DOLLAR

Domino's
Pizza

McDonald's

O'Reilly
AUTO PARTS

DOLLAR GENERAL
market

EL
FARO
SUPERMERCADO
CARNICERÍA

Jack
in the box

cricket
wireless

TAKE
5
OIL CHANGE

CHURCH'S
TEXAS CHICKEN

SONIC



COLONY RIDGE
COMMERCIAL



Builders in
Santa Fe



LENNAR