



GRAND MAGNOLIA

MAG

BEACHFRONT LIVING

TEX

Grand Magnolia is a premier master planned community

nestled in the heart of Magnolia, Texas. Conveniently located along FM 1488 just west of Highway 249, Grand Magnolia offers an exceptional lifestyle where convenience meets natural beauty. Residents will enjoy homes crafted by some of the area's top builders, along with access to world-class amenities—including a stunning Crystal Lagoons® amenity with white sand beaches, perfect for year-round relaxation and recreation. Grand Magnolia is where home begins and adventure never ends.

ABOUT *the* DEVELOPER

Grand Magnolia is being developed by Land Tejas. Land Tejas has a long history of thriving residential development. Pivotal to that success are partnerships the company has built with leading builders, engineers, landscape architects and others. These collaborations among like-minded stewards have stretched throughout the years, resulting in a cohesive team committed to delivering value and a premier lifestyle for the tens of thousands of people who call a Land Tejas community home.

In all, Land Tejas has developed more than 16,500 acres of land across over 20 communities, crafting hometowns for more than 30,000 families. Land Tejas is showing no signs of slowing the pace. The Land Tejas portfolio is a testament to the company's achievements. The philosophy that propelled early success still holds today, to understand and grow with a changing marketplace, focusing on diversity, adaptability and integrity.



COMMUNITY

Grand Magnolia spans approximately 2,755 acres that will soon become home to over 6,900 families. Home buyers will find ample selection of prime homesites in the community's first phase, which will encompass nearly 1,000 homes by some of Houston's premier homebuilders.



FAMILY *of* BUILDERS

- + CastleRock Communities
- + Colina Homes
- + DRB Homes
- + Lennar
- + Long Lake LTD
- + StoneManor Homes

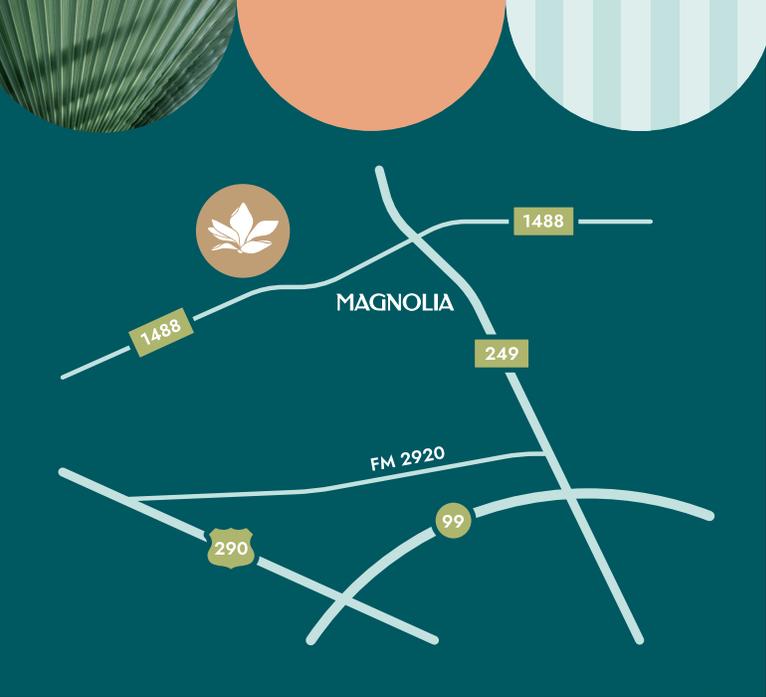
LOCATION

Grand Magnolia is located on FM 1488 just 6 miles west of Hwy 249.

SCHOOLS

Waller ISD is noted for its small class sizes and dedication to helping students meet their full potential on their path to being involved and active community members.

- + **FIELD STORE ELEMENTARY**
31670 Giboney Rd. Waller, TX 77484
- + **W.C SCHULTZ JUNIOR HIGH**
20950 Fields Store Rd. Waller, TX 77484
- + **WALLER HIGH SCHOOL**
31213 Waller Spring Creek Rd. Waller, TX 77484



AMENITIES

Over 100 acres have been dedicated to an Amenity Village, lakes, trails, and green space throughout the community. The Grand Magnolia Amenity Village will include:

- + A Crystal Lagoon including white sand beaches
- + Kayaks and paddle boards
- + Beach volleyball court
- + Activity lawn
- + Shaded area for hammocks
- + State-of-art Resident Clubhouse & Fitness Center



SIGN UP FOR THE LATEST COMMUNITY UPDATES

GRANDMAGNOLIATX.COM



* Prices and availability subject to change without notice.

