



GRAND MAGNOLIA



MAG

LIVE THE GRAND LIFE

TEX

BEACHFRONT LIVING *from* THE \$300s

 YOUR TICKET TO PARADISE

A home in Grand Magnolia is a ticket to paradise with 6,900 homes at build-out and over 600 acres dedicated to lakes, trails, community green space and an amenity village anchored by a spectacular Crystal Lagoons® amenity which means there's no reason not to plan your permanent vacation.



EXPLORE THE *Lagoon*

Relaxation meets adventure meets beach-style vacation living at Grand Magnolia. The centerpiece? Our Crystal Lagoons® amenity. Imagine lounging on pristine, white sand beaches with your favorite book or soaking in the sun without a care in the world. Ready to switch gears? Hop on a kayak or paddleboard and glide across crystal-clear waters. Then, rally your crew for a game of sand volleyball, enjoy an afternoon on the activities lawn, or unwind in the hammock park — because you deserve it all.



- 1 LAGOON ENTRANCE
- 2 CELEBRATION BEACH
 - Snookball
 - Sand Volleyball
 - Connect 4 Basketball
 - Ping Pong
 - Sand Lounge
 - Lawn Games
- 3 SWIM-UP BAR
- 4 FOOD TRUCK PLAZA
- 5 PARADISE BEACH
- 6 SAND VOLLEYBALL
- 7 FLOATING ISLAND
- 8 FLOATING OBSTACLE COURSE
- 9 WATERCRAFT RENTAL
- 10 HOA OFFICE
- 11 KIDS SAND PLAY COVE
- 12 LAGOON BAR ON FAMILY BEACH



*Feature amenities information contained herein is subject to change, correction, errors and omissions without notice. Images shown are artist depictions of planned amenities. Map is an artist conception only and not to scale. Amenity opening dates are subject to change without notice. 6/26

The GRAND PLAN

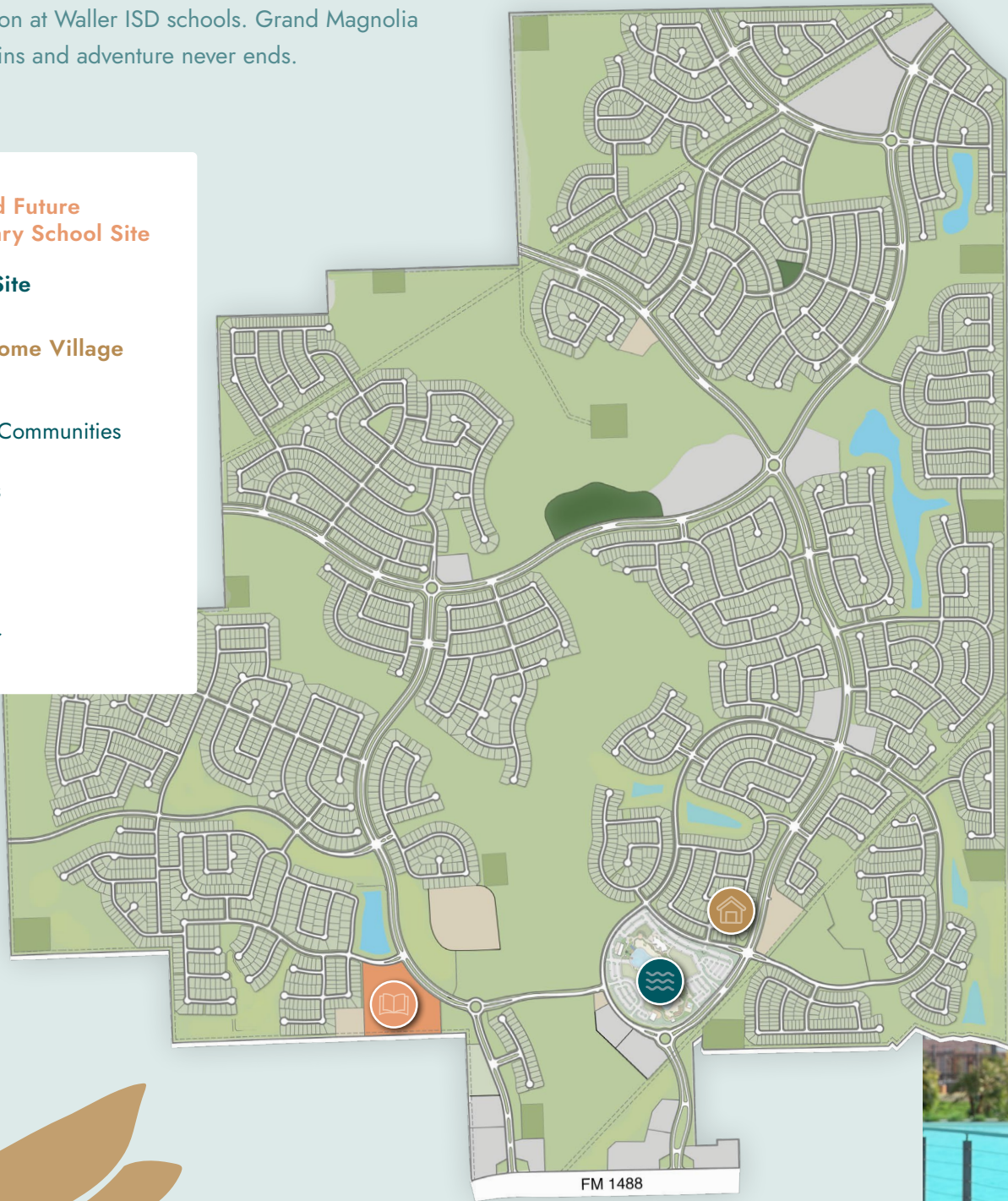
Perfectly situated along FM 1488 west of Highway 249, our 2,755-acre community is designed to give you the ultimate beach-style upgrade with sleek mid-century modern homes designed by master builders, a stunning Crystal Lagoons® amenity, and top-tier education at Waller ISD schools. Grand Magnolia is where home begins and adventure never ends.

 Proposed Future Elementary School Site

 Lagoon Site

 Model Home Village

- + Brohn
- + CastleRock Communities
- + Colina
- + DRB Homes
- + KHOV
- + Lennar
- + Long Lake
- + McKinley
- + StoneManor



EXCEPTIONAL HOMES EXPERTLY CRAFTED.

With a focus on quality and innovation, our builders offer a variety of floor plans, options, and elevations designed to bring comfort, style, and functionality together to provide a living space you'll love for years to come.



A DEVELOPER WITH A *Vision*

With almost 30 years in the industry, Land Tejas communities can be found from points east, west, north, and south on the Houston area map, giving residents access to the many employment corridors and entertainment districts that have made the Bayou City such a vibrant place to live. 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.

NON-STOP *Fun*

From festive holiday parties that light up the season to casual meet-ups at local hot spots, Grand Magnolia makes it easy to enjoy meaningful experiences.



Thanks to our dedicated lifestyle director, there will always be something exciting on the calendar, including parties, classes, events for the kids and more. Whether you're a family, a couple, or a single homeowner, you'll find activities that bring people together.



Education THAT EMPOWERS

Families in Grand Magnolia are part of an incredible school district. Waller ISD! The district stands out for its strong academics, dedicated teachers, diverse community, and excellent college prep programs. It's a place where kids not only grow academically but also feel supported and empowered every step of the way.



EXPLORE
SCHOOL ZONING



FIELD STORE
ELEMENTARY

31670 Giboney Rd
Waller, TX 77484



W.C SCHULTZ
JUNIOR HIGH

20950 Fields Store Rd
Waller, TX 77484



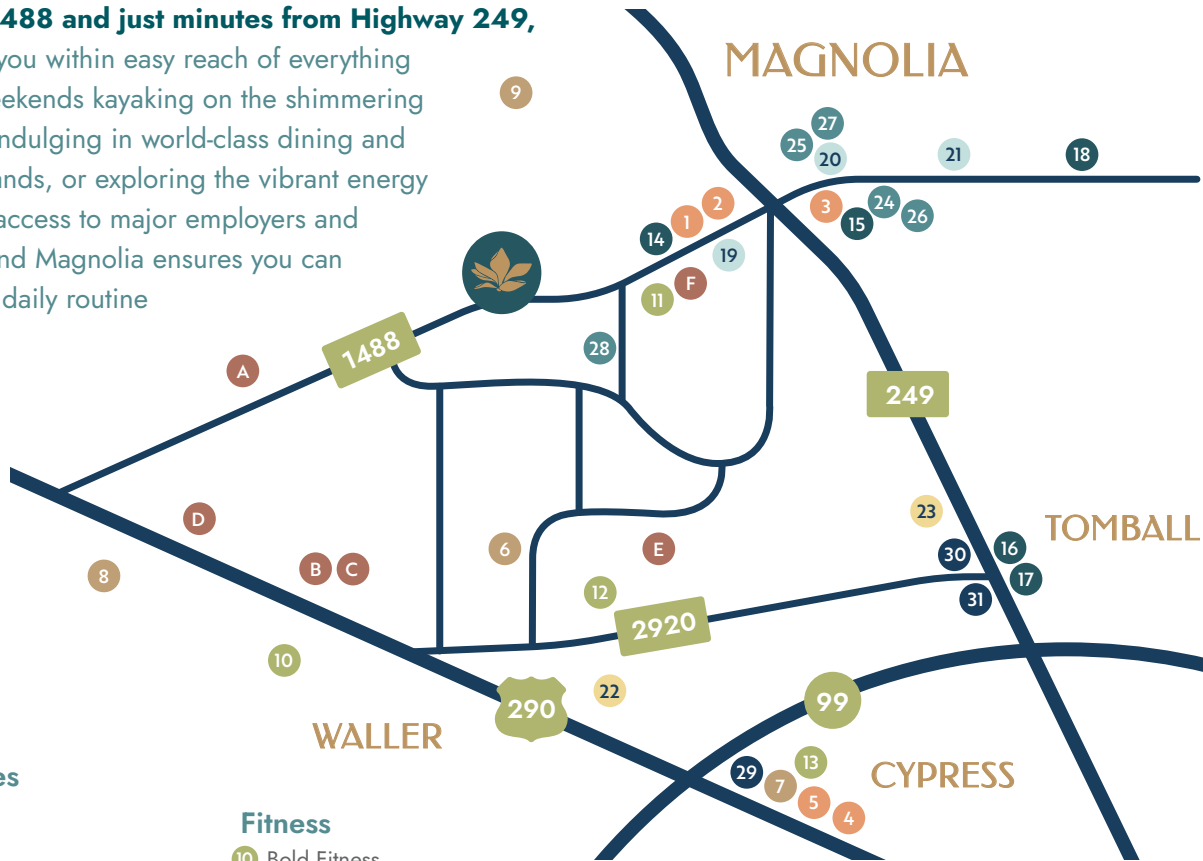
WALLER
HIGH SCHOOL

31213 Waller Spring Creek Rd
Waller, TX 77484

LOCATION

Positioned along FM 1488 and just minutes from Highway 249,

Grand Magnolia places you within easy reach of everything you love. Spend your weekends kayaking on the shimmering waters of Lake Conroe, indulging in world-class dining and shopping in The Woodlands, or exploring the vibrant energy of Houston. With quick access to major employers and recreation hotspots, Grand Magnolia ensures you can seamlessly balance your daily routine with spontaneous fun.



Waller ISD Schools

- A Field Store Elementary
- B W.C. Schultz Junior High
- C Waller High School

Colleges & Universities

- D Prairie View University

Daycare

- E ABC&123 Daycare
- F A Child's View

Hospitals & Medical

- 1 Medella Urgent Care
- 2 HCA Houston ER 24/7
- 3 Memorial Hermann-GoHealth Urgent Care
- 4 Memorial Hermann Cypress Hospital
- 5 Fairfield Emergency Room

Entertainment

- 6 Oil Ranch
- 7 CUT! by Cinemark Cypress
- 8 Waller County Fair
- 9 Renaissance Festival - Todd Mission

Fitness

- 10 Bold Fitness
- 11 Anytime Fitness
- 12 MaxOut Strength & Fitness
- 13 Snap Fitness

Grocery Stores

- 14 Brookshire Brothers
- 15 H-E-B
- 16 Kroger
- 17 H-E-B
- 18 H-E-B

Home Improvement

- 19 Tractor Supply
- 20 Lowe's
- 21 Ace Hardware

Parks

- 22 Zube Park
- 23 Spring Creek Park

Restaurants, Food & Drink

- 24 Crust Pizza Co.
- 25 Wing Stop
- 26 McDonald's
- 27 Chick-Fil-A
- 28 Hunt Brother's Pizza

Shopping & More

- 29 Houston Premium Outlets
- 30 Target
- 31 Tomball Marketplace

NEW HOMES FROM THE \$300s

GRANDMAGNOLIATX.COM

Prices and availability are subject to change without notice. 6/26



LAND★TEJAS
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