



# ARTAVIA®

BY AIRIA DEVELOPMENT® COMPANY

**±120 ACRES OF MIXED-USE COMMERCIAL  
AND RETAIL DEVELOPMENT AVAILABLE**



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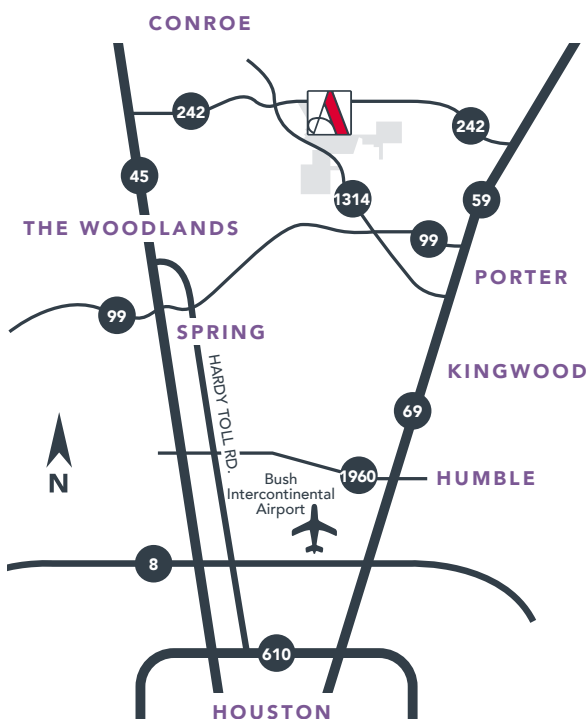




# LOCATION



**ARTAVIA® IS LOCATED NORTH OF THE GRAND PARKWAY, MIDWAY BETWEEN I-45N AND US 59N, AND EAST OF FM 1314 ON SH 242.**



## RESIDENTIAL COMMUNITY

ARTAVIA will bring 6,500 single-family homes to the Conroe area at buildout. The first Phase of development consists of 456 homesites ranging in sizes from 50- to 70-foot lots and range in price from the high \$200,000s.

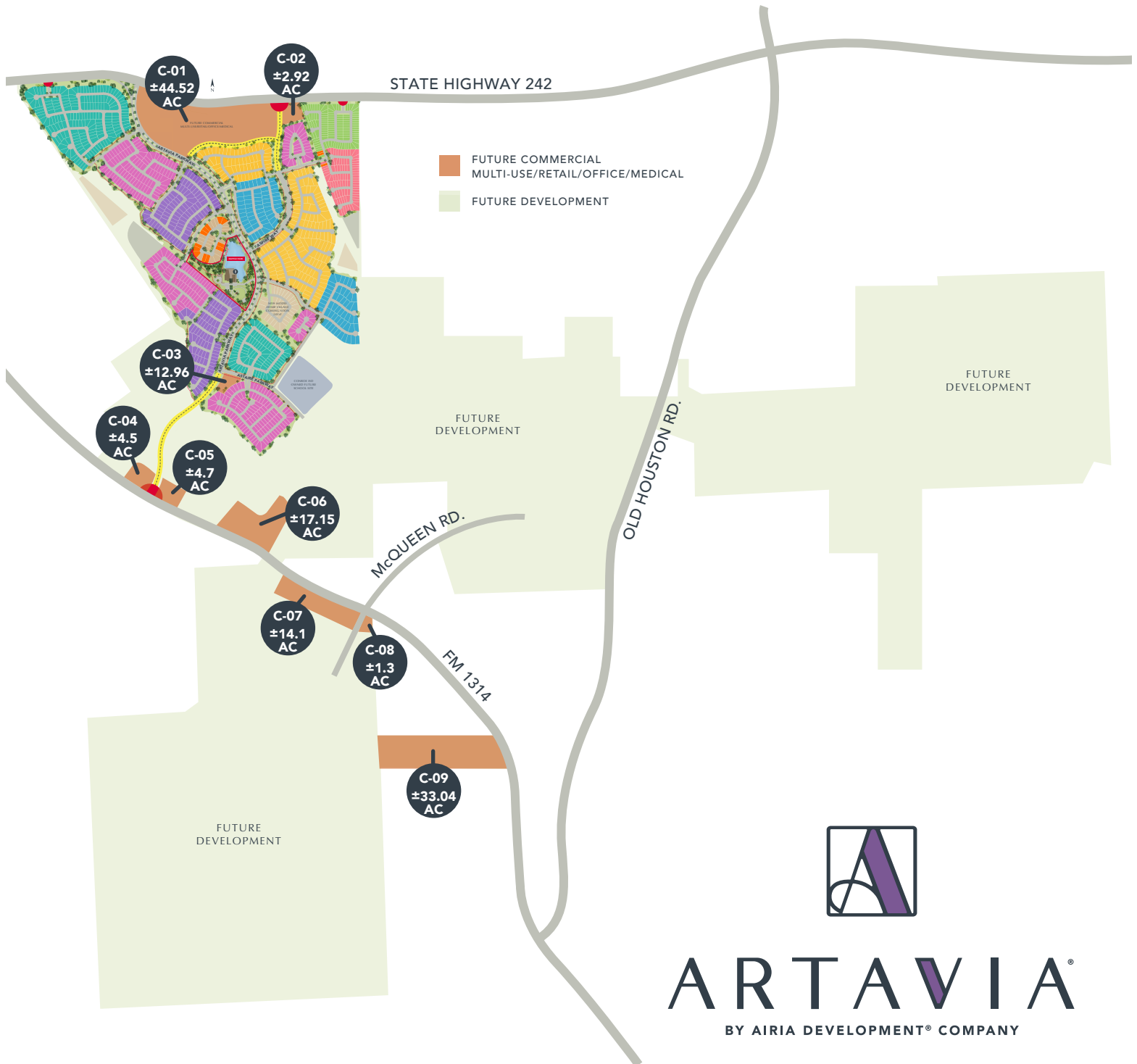
ARTAVIA will feature more than 120 acres of mixed-use commercial and retail development. It includes a 13-acre community park featuring a clubhouse, 24-hour fitness center, cafe and gathering spaces.

Additionally, the amenity center is adjacent to a 5-acre lake and surrounded by outdoor community spaces, such as a playground, a nature-exploration area, an event lawn and an interconnected forested trail system.

Students living in ARTAVIA will attend the highly sought-after Conroe Independent School District, considered to be a destination district with significant growth. ARTAVIA is currently planned to accommodate future Conroe ISD expansion with a CISD owned on-site future school and has also created a Bright Futures partnership with San Jacinto Elementary School and Caney Creek High School to encourage reading and arithmetic amongst its students. Conroe ISD is estimated to grow from 63,000 to 76,000 students by 2028.

17590 ARTAVIA PARKWAY CONROE, TX 77302

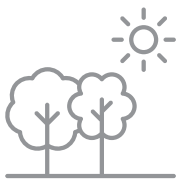
# DEVELOPMENT PLAN



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# AMENITIES



OUTDOOR  
SPACES



WINDING  
TRAILS



WATERFRONT  
ACTIVITIES



FIT  
CENTER



SPLASHPAD &  
PLAYGROUND



GATHERING  
SPACES



## Live Colorfully

Residents enjoy the miles of trails winding their way through the trees and along the boardwalk to Dapple Park® and the Amenity Center. The five acre community lake is an ideal setting for outdoor exercise including fit stations, paddle boating and areas for residents to launch their own kayak.

## AWARDS & DEMOGRAPHICS

Developer of the Year multi-time award winner, AIRIA Development® Company creates premiere residential environments where houses become homes and residents of all ages live, work, play, gather and build memories. No wonder ARTAVIA® has been routinely recognized at the local, state and national level as one of the best master-planned communities in the country.

Just a few of the numerous awards ARTAVIA has won include: Best Community Entrance, Best Signage, Model Home Park of the Year, Best Website (GHBA); Best Radio Ad (TAB); Best Landscape (NSMC); and Best Marketing Video (NAHB).

### AWARD-WINNING COMMUNITY!



## CONROE, TEXAS

The U.S. Census Bureau determined Conroe was one of the fastest growing cities in the nation.



### POPULATION SUMMARY

3 MILES  
**7,632**

5 MILES  
**42,600**

7 MILES  
**111,276**



### AVERAGE HOUSEHOLD INCOME

3 MILES  
**\$60,986**

5 MILES  
**\$93,364**

7 MILES  
**\$108,362**



### MEDIAN AGE

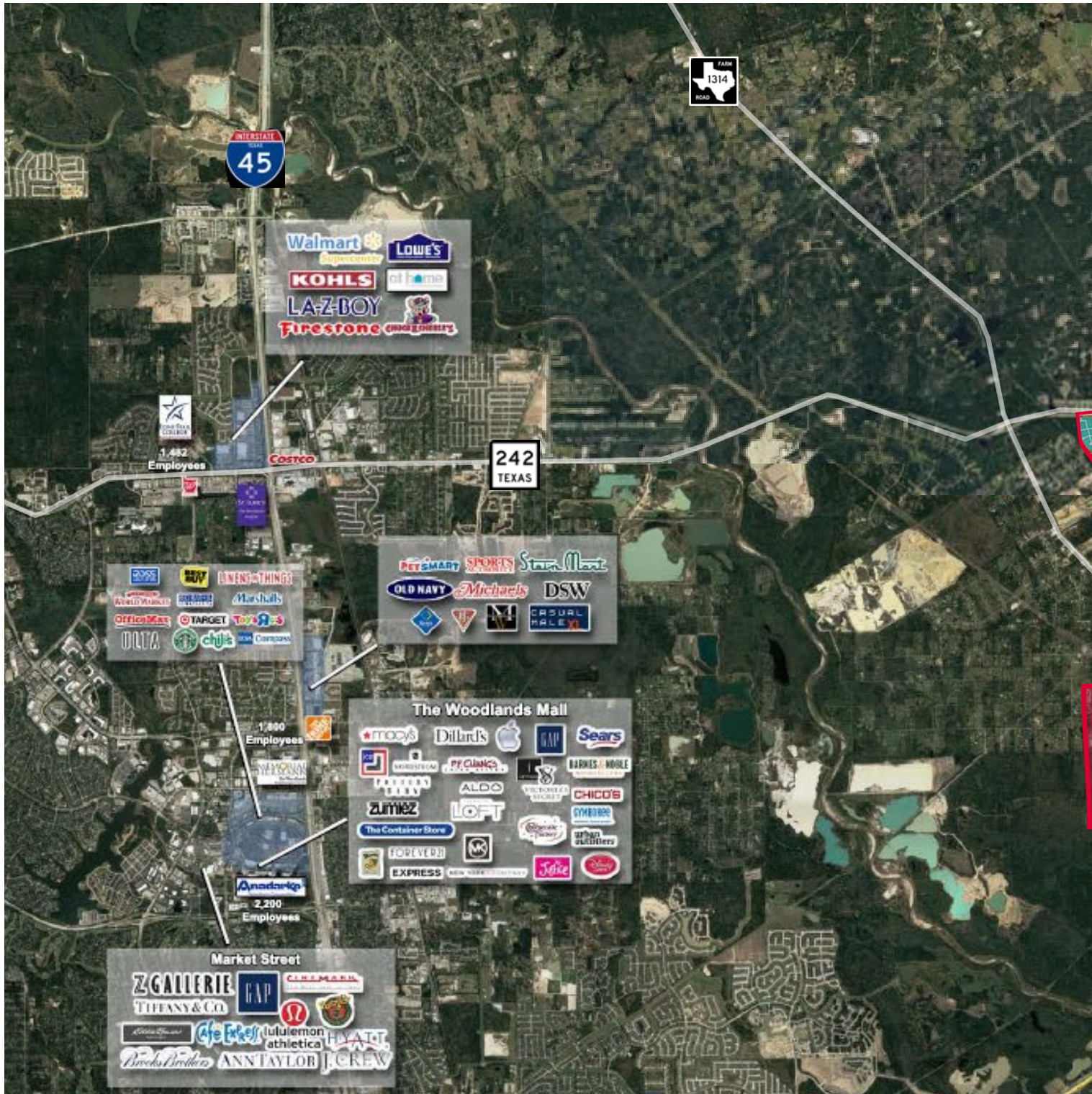
3 MILES  
**33.2**

5 MILES  
**33.9**

7 MILES  
**36.1**



# AERIAL



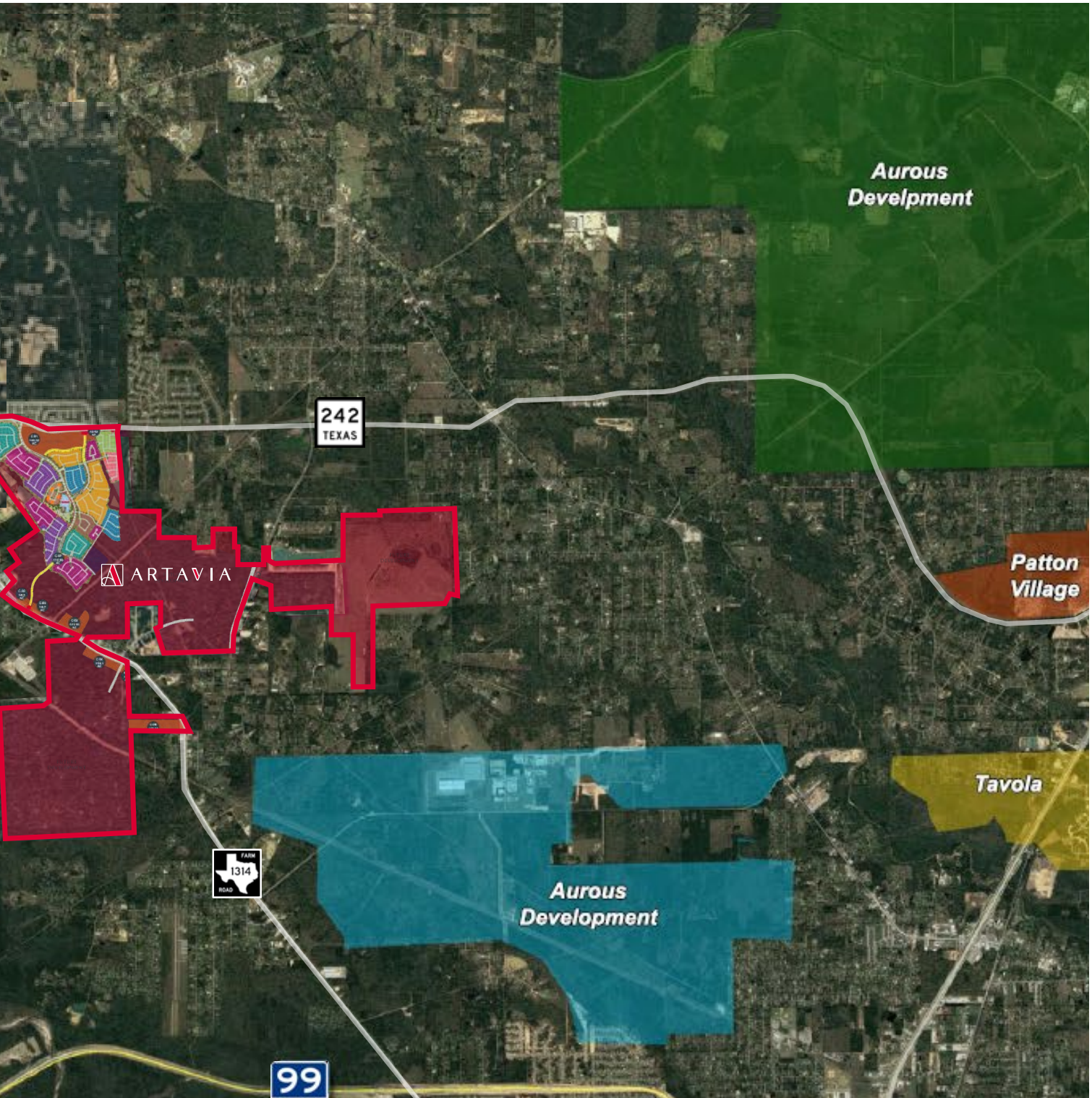
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