



ARTAVIA®

BY AIRIA DEVELOPMENT® COMPANY

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



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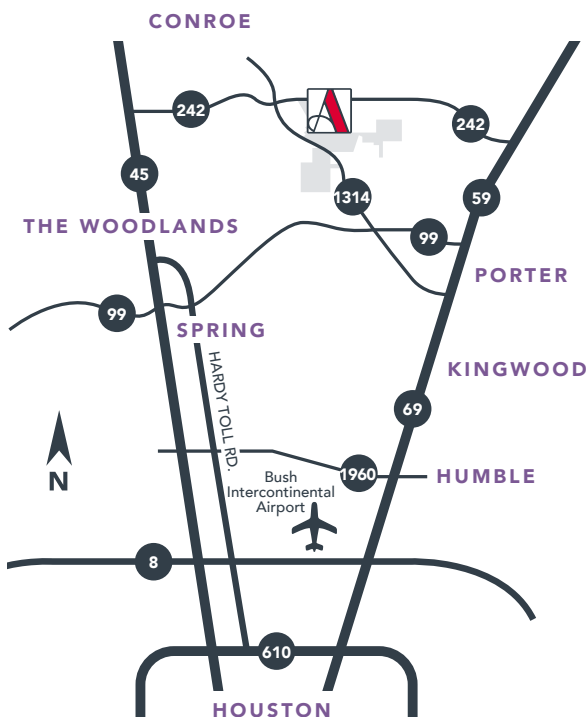
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LOCATION



ARTAVIA® IS LOCATED NORTH OF THE GRAND PARKWAY, MIDWAY BETWEEN I-45N AND US 59N, WITH CONVENIENT ACCESS FROM BOTH SH 242 AND FM 1314.



17590 ARTAVIA PARKWAY CONROE, TX 77302

RESIDENTIAL COMMUNITY

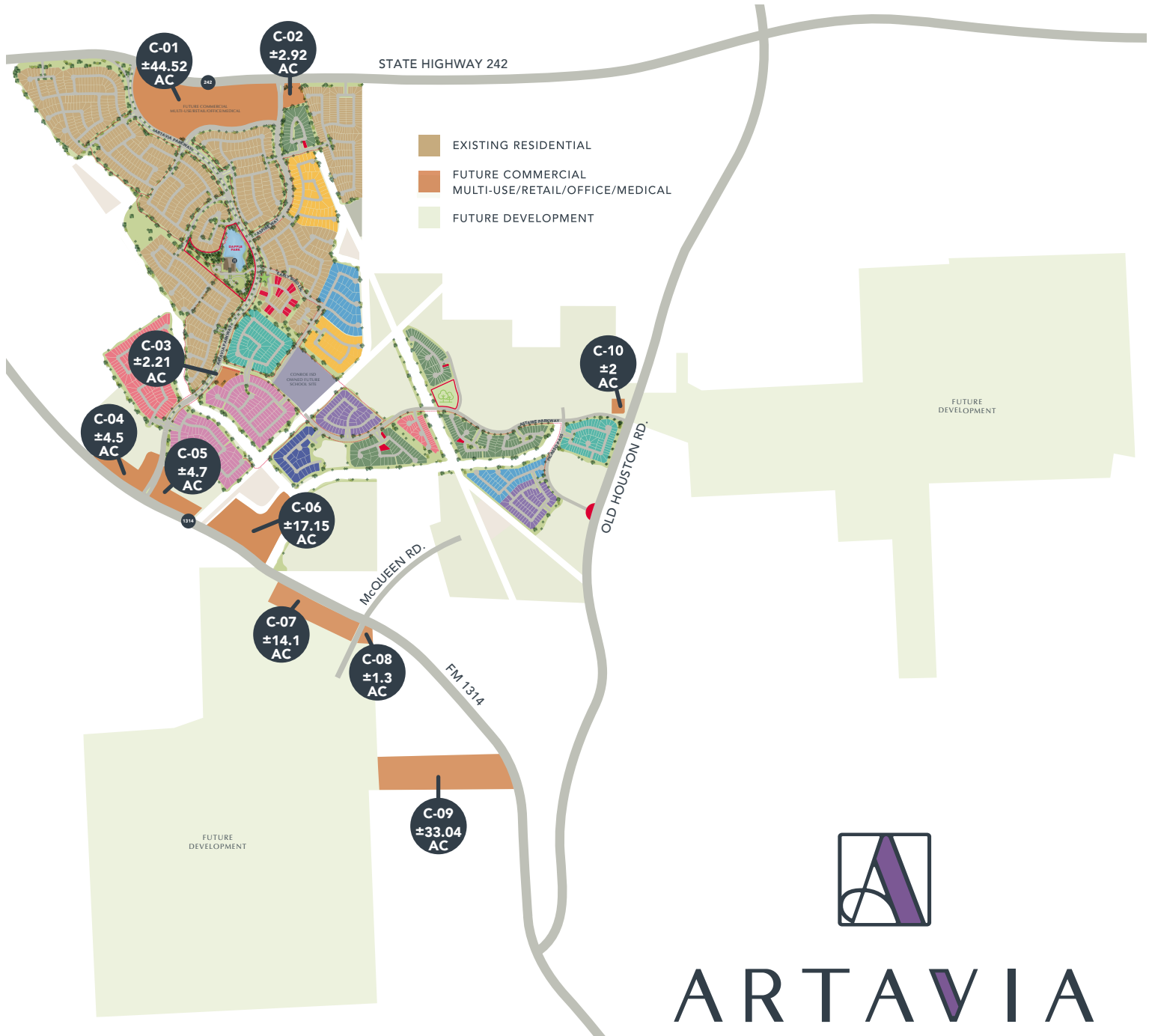
ARTAVIA will bring approximately 6,500 single-family homes to the Conroe area at build out. Today, the community is home to more than 1,700 homeowners, with future sections actively under development. Home buyers can choose from a variety of 40 - 80 foot home sites, with homes priced from the mid \$300,000s.

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 73,000 students by 2028.

DEVELOPMENT PLAN



ARTAVIA

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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

15,569

5 MILES

52,113

7 MILES

146,072



AVERAGE HOUSEHOLD INCOME

3 MILES

\$128,074

5 MILES

\$125,947

7 MILES

\$139,090



MEDIAN AGE

3 MILES

36.1

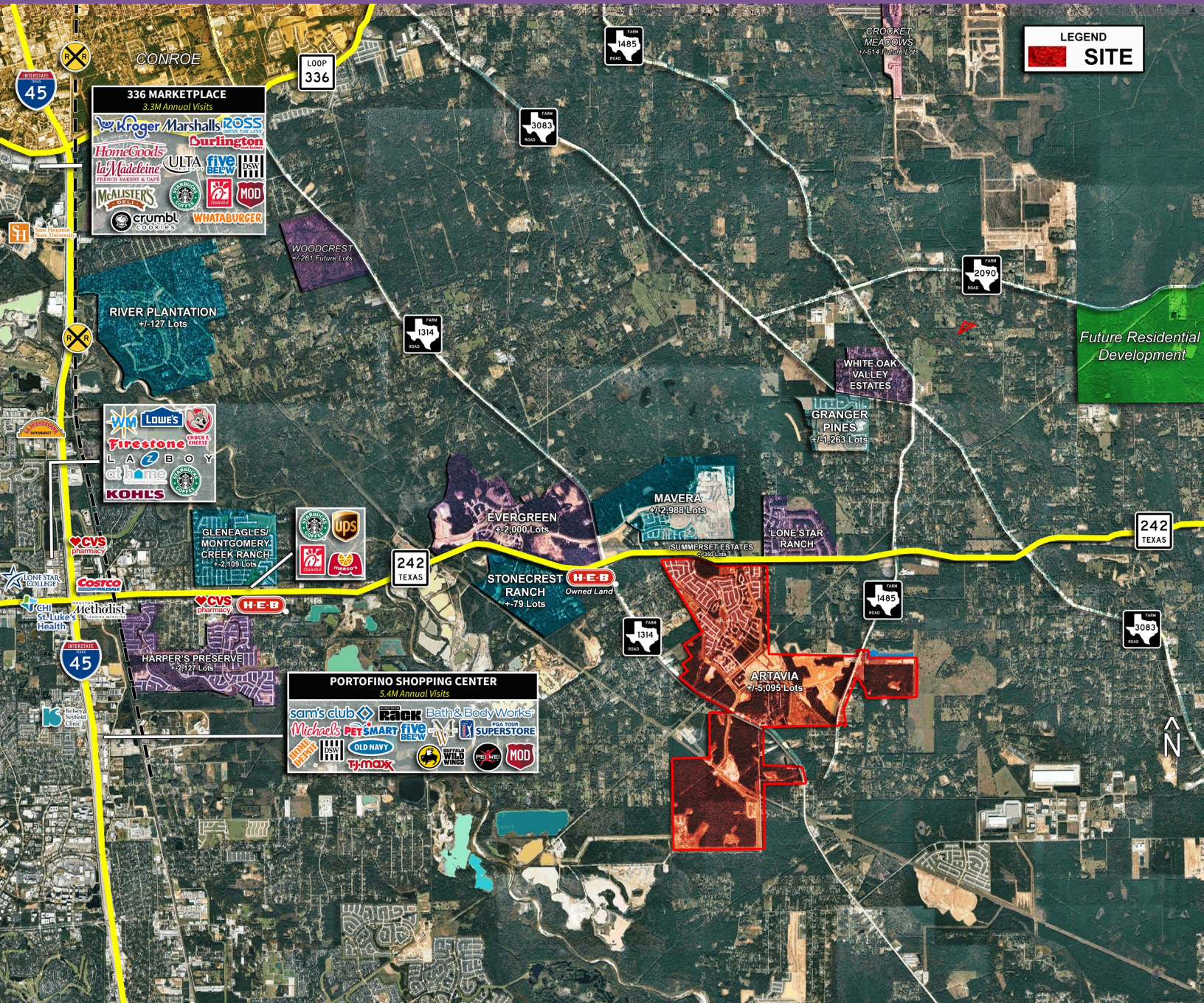
5 MILES

35.6

7 MILES

36.8

AERIAL



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date