

VISIT US

COME WALK THE LAND.

Photographs only do so much. Most people decide once they are standing on the homesite, under the trees, listening to how quiet it is. Call ahead and we will meet you out here.



INFORMATION CENTER

High Meadow West
Magnolia, Texas 77355
Montgomery County

SCHEDULE A TOUR

281.356.6702
Sales@HMDCTX.com
HighMeadowTX.com

ALSO BY HIGH MEADOW DEVELOPMENT

- **The Cedars** · Plantersville, Grimes County · Section 2 now open
- **The Manors** · New Waverly, Walker County
- **High Meadow Estates** · Magnolia · nearing close out

HIGH  MEADOW DEVELOPMENT

BUILDING ACREAGE COMMUNITIES IN MONTGOMERY, GRIMES & WALKER COUNTIES SINCE 1977



MAGNOLIA, TEXAS · MONTGOMERY COUNTY

ONE ACRE. OR CONSIDERABLY MORE.

1,600 acres of wooded, deed protected homesites in Magnolia ISD, fifteen minutes from SH 249 and a world away from the subdivision you live in now.

HIGH  MEADOW DEVELOPMENT

THE COMMUNITY

THE NEXT LEVEL OF ACREAGE LIVING.

Privacy, wooded terrain, scenic roads and the sound of nothing much at all. High Meadow West continues the legacy of Magnolia's most sought after acreage communities.

1,600

ACRES

1,000

FAMILIES AT BUILD OUT

1+

ACRE HOMESITES

Every home here is custom and every homesite is protected by smart deed restrictions, managed by a professional property owners association, so the care you put into your home is matched on every side of you. That is what holds value out here.



COMMUNITY FACTS

◆ One acre and larger homesites	◆ Underground electric and water
◆ All custom homes	◆ Underground natural gas
◆ 3,200 sq ft minimum living space	◆ Underground fiber optics
◆ Controlled architectural styles	◆ Montgomery County · Magnolia ISD
◆ 95 ft minimum width of elevation	◆ Minutes from SH 249 · No MUD tax
◆ Side or back facing garages only	◆ 2023 rate \$1.5787 before homestead

Property Owners Association dues \$750 annually.



AMENITIES

BUILT FOR THE WAY FAMILIES ACTUALLY LIVE.

- Community pond and walking trails
- Pickleball courts
- Splash pad
- Recreation center

Developer reserves the right to change or remove any element of the amenities.



SCHOOLS MAGNOLIA ISD

150 square miles, roughly 14,000 students, advanced academics, dual credit, and career and technical pathways. One of the real reasons people move out here.

FEATURED BUILDERS



SCHEDULE A PRIVATE TOUR

281.356.6702 · Sales@HMDCTX.com · HighMeadowTX.com
Ask about current homesite availability in Sections 1 and 2.