



EVERGREEN



*Good Natured Living.*





A hike through the forest. Catching tadpoles in the creek. Seeing just how high you can climb that tree. These are the memories childhood is made of. These are the memories you can make with your family at Evergreen. More than a typical master-planned community, Evergreen is where you can breathe deeply, step off the beaten path and live life to the fullest. Begin your journey with us. You never know where it may lead.



EVERGREEN AT-A-GLANCE

APPROX.  
2,000  
HOMES

740  
TOTAL ACRES

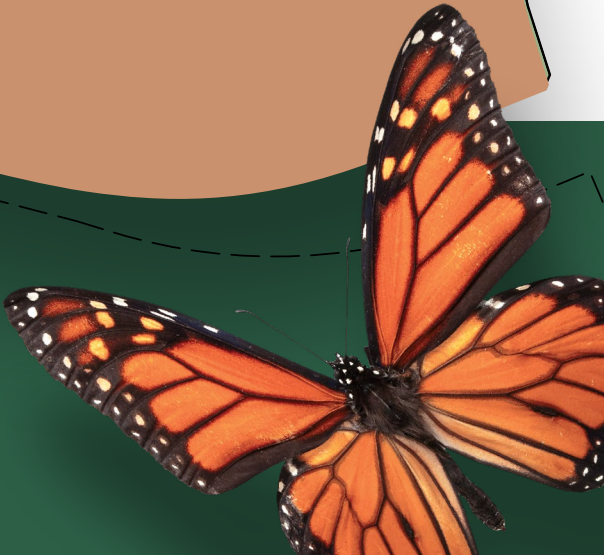
4.5+  
MILES OF TRAILS

- MAP LEGEND
- The Arbor Amenity Village
  - Curiosity Park
  - Parks (Coming Soon)
  - On-Site Campbell Elementary School (Planned Opening Fall 2025)
  - Future Residential Development
  - Future Commercial
  - Model Homes



# Ever Growing

Evergreen is green and growing for years to come. Our 740 acres are planned for approximately 2,000 homes, shady trees, a winding creek, expansive greenbelts and a recreation complex for your family's comfort, convenience and enjoyment.





# Plant Roots

At Evergreen, our family of builders are committed to exceptional care in construction and customer service.



## Inspired by You

Whether you are upsizing, downsizing or somewhere in between, our builders will have a floor plan that fits your needs.



Homesite Sizes

40' | 50' | 55' | 60' | 70'

Shea Homes carefully cultivates each home to fit your lifestyle. As one of the nation's largest privately owned homebuilders, Shea Homes is constantly innovating to make their designs more usable and adaptable so your home can grow with your family.



Homesite Sizes

50' | 70'

A luxury homebuilder founded in 1967, Perry Homes is a top-ranked, woman-owned business. Perry Homes offers beautifully functional homes with a design for every lifestyle. A commitment to quality, superior design, and customer service ensure that you will enjoy your home for years to come.



Homesite Size

45'

Employee-owned Highland Homes has built its business on a foundation of trust, dedicating itself to "do the right thing" since its beginnings in 1985. That integrity — coupled with exceptional home design and quality construction — has earned Highland Homes a place among the nation's largest homebuilders.



Homesite Sizes

40' | 60'

Chesmar Homes treats their customers like family. They promise an exceptional homebuying experience so you get the home you want built to the highest standards at an affordable price.





# The ARBOR

## AMENITY VILLAGE

A resort-style pool, event lawn, playground, splash pad and resident clubhouse promise unscripted fun for Evergreen residents. Sounds of laughter, contagious smiles and sweet memories are guaranteed.

- 1 Forest Shores
- 2 Recreation Center
- 3 Event Lawn
- 4 Pavilion
- 5 Gully's Splash Pad
- 6 Pickleball
- 7 Tree House Park
- 8 Evergreen Creek
- 9 Curiosity Trail



Now Open!

Now Open!

## Curiosity Park



When life comes at you at light speed, you need a place to relax, unplug and have fun. Evergreen is designed to help you do just that. Picnic in our green spaces, walk our trails and more!

## Conroe ISD

As the state's ninth-largest school district, Conroe ISD has a comprehensive academic program and an impressive selection of extracurricular activities that allows students to discover their passions. **In addition to being in Conroe ISD, young residents will soon attend the on-site Campbell Elementary School, planned to open in fall of 2025.**

### San Jacinto Elementary

17601 FM 1314  
281-465-7700  
sanjacinto.conroeisd.net

### Morehead Junior High

13715 Grangerland Rd  
936-709-6001  
moorhead.conroeisd.net

### Grangerland Intermediate

16283 FM 3083  
936-709-3500  
grangerland.conroeisd.net

### Caney Creek High

13470 FM 1485  
936-709-2000  
cchs.conroeisd.net

New

## On-Site School

Mille J. Campbell Elementary  
**Planned Opening Fall 2025!**







## A *Shea* Community HOMES®

Shea Homes has earned national recognition as a high-quality, master plan developer with extensive experience in developing thoughtful, innovative, and award-winning communities that range in size from small infill neighborhoods to large master-planned communities with more than a thousand homes. These premier communities include schools, retail facilities, recreation amenities for residents and thousands of acres dedicated to parks and recreational space. Working with Shea Properties and other commercial developers have led to the successful development of mixed-use communities, some of our large master-planned communities include Riverpark in Oxnard, The Dunes in Marina Vantis in Aliso Viejo, Sage and Montage in Livermore, California; and Del Bello Lakes in Manvel, Woodhavyn and Wildtree in Magnolia, Texas.



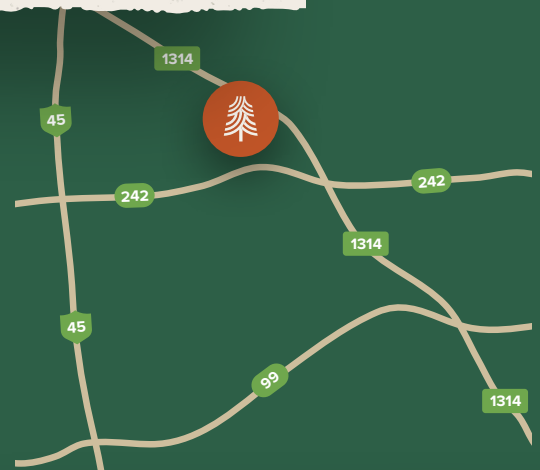
### New Homes \$300s-\$800s

[EVERGREEN-TEXAS.COM](http://EVERGREEN-TEXAS.COM)

#### Directions to Evergreen

**From I-45:** I-45 to FM 242 East. Proceed 5 miles, Evergreen on left.

**From US-59:** US-59, proceed west on 1314. Left on 242, Evergreen on right.



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Models are not an indication of racial preference. Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change. This is not an offer of real estate for sale, or a solicitation of an offer to buy, to residents of any state or province in which registration and other legal requirements have not been fulfilled. Pricing does not include options, elevation, or lot premiums, effective date of publication and subject to change without notice. All square footages and measurements are approximate and subject to change without notice. Trademarks are property of their respective owners. School enrollment and boundaries subject to change. Equal Housing Opportunity. 03/25

