

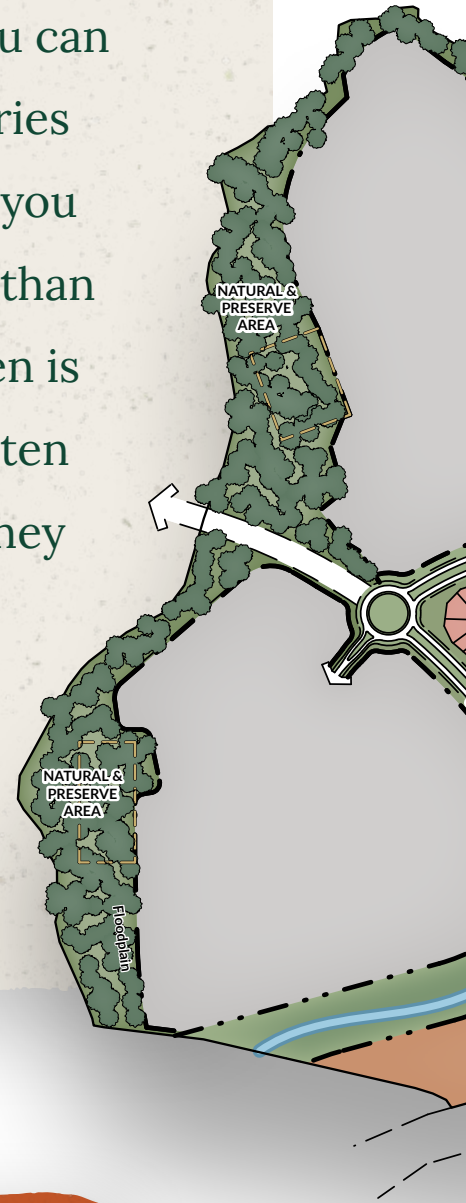


EVERGREEN

*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

# 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.

MAP LEGEND

-  Amenity Village  
(Planned Opening 2024)
-  Curiosity Park  
(Planned Opening 2023)
-  Parks  
(Coming Soon)
-  Proposed School Site
-  Future Residential Development
-  Future Commercial

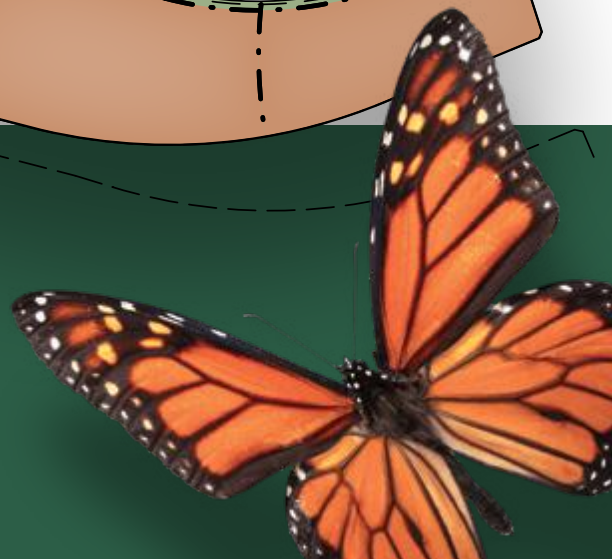


740

TOTAL ACRES

4.5+

MILES OF TRAILS

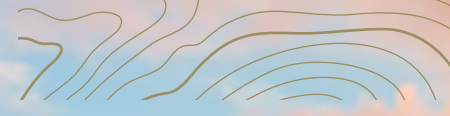




BUILDERS

# 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.



Shea Homes





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**

40' | 50' | 60' | 70'

# PERRY HOMES

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 Sizes**

50' | 70'



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.

**Homesite Sizes**

40' | 60'



# Explore More

Evergreen amenities encourage you to get out, explore and connect with what's important. Enjoy unscripted moments while you wander our trails or see how many species of trees you can name. Read your favorite novel by the pool, watch your kids explore the playground and laugh as they cool down at the splash pad.



Planned Opening 2024

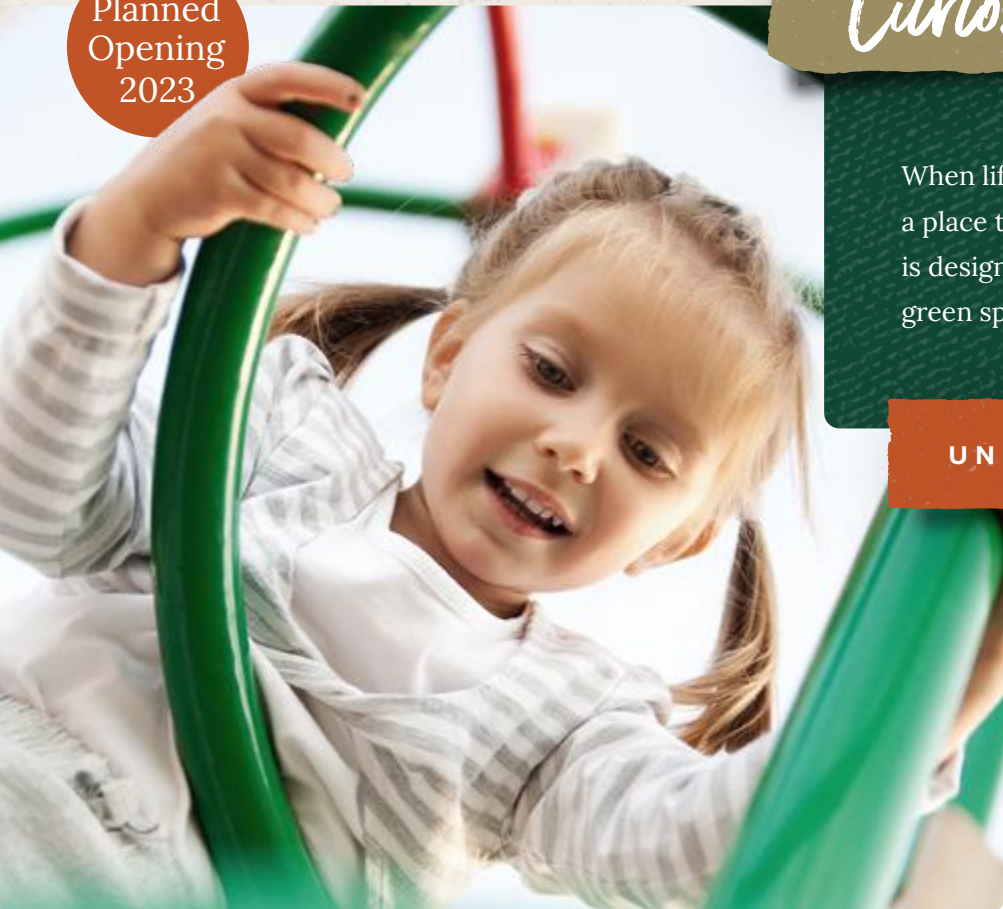
## The Arbor

### AMENITY VILLAGE

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



Planned  
Opening  
2023



# 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!

UNDER CONSTRUCTION *Now!*



## 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.

**San Jacinto Elementary**  
17601 FM 1314  
281-465-7700  
sanjacinto.conroeisd.net

**Grangerland Intermediate**  
16283 FM 3083  
936-709-3500  
grangerland.conroeisd.net

**Morehead Junior High**  
13475 Highway 1485  
936-709-2400  
moorhead.conroeisd.net

**Caney Creek High**  
13470 FM 1485  
936-709-2000  
cchs.conroeisd.net





DEVELOPER

# 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, California; The Dunes in Marina, California; Vantis in Aliso Viejo, California; Sage and Montage in Livermore, California; and Del Bello Lakes in Manvel, Texas.

## EVERGREEN™

### 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.



*Good Natured Living.*



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. 06/23

