



WILDTREE™

# LIVE WILD

A SHEA HOMES COMMUNITY





Welcome to Wildtree™,  
a 410-acre masterpiece  
where modern life and  
Mother Nature are in  
perfect sync.



# Connect



## Through Community

Tucked away in Magnolia along FM 1486 and minutes from Highway 249, Wildtree offers easy access to College Station, Houston, and beyond. With thoughtfully crafted homes from incredible builders, exciting amenities, and the ability to send your kids to gold star Magnolia ISD schools, your dream house is just waiting for you to move in and make it wildly, unapologetically yours.



410

ACRE  
COMMUNITY

120

ACRES OF  
NATURAL OPEN  
SPACES

3.5

MILES OF  
TRAILS

**70' Homesites**  
Shea Homes  
Newmark Homes

**60' Homesites**  
Toll Brothers  
Shea Homes

**50' Homesites**  
Shea Homes  
Coventry Homes

**40' Homesites**  
Shea Homes  
Perry Homes

Model Home Park

Hillside Amenity Village  
Planned Opening 2026

Future Development



FAMILY OF BUILDERS

# discover YOUR HAVEN



The builders at Wildtree™ blend your big ideas with their talent for design and detail. Known for their exceptional skills and laser-focused dedication to quality, they mix cutting-edge innovation with craftsmanship to create the ultimate HQ for your adventurous, nature-inspired, totally unique life.







#### HOMESITE SIZES

40' 50' 60' 70'

Function meets style in each home by Shea Homes, which is committed to building homes that enhance the way you live with smart features, common sense floor plans, and innovative design.



## PERRY HOMES

#### HOMESITE SIZE

40'

Known for award-winning home design, superior building quality, and first-class customer service, Perry Homes' long tradition of excellence stretches back to 1967.



## COVENTRY HOMES

#### HOMESITE SIZE

50'

Coventry Homes builds the foundation for a grand future through an unwavering commitment to quality, craftsmanship, and timeless design that meets the needs of today's buyers.



## Toll Brothers

#### HOMESITE SIZE

60'

The distinctiveness and craftsmanship of a Toll Brothers home is in the details, those small touches that elevate a home from ordinary to extraordinary. Prepare to be impressed.



## NEWMARK HOMES

#### HOMESITE SIZE

70'

Houston-based Newmark Homes is all about new — new ideas, new products, new market trends, and the new life their buyers will experience in one of their beautiful new homes.





AMENITIES & EDUCATION

# *space* TO EXPLORE



A network of trails through Wildtree™ will connect you to amenities and neighbors, giving children a safe place to ride bikes and scooters.

## HILLSIDE AMENITY VILLAGE

Resort-style Pool

Event Lawn

Playground

Pickleball Courts

Dog Park

Trails & Water Features

OPENING 2026





Traditional values coupled with innovative programming make Magnolia ISD a top choice, with modern facilities and advanced programming attracting both families and top staff.



#### MAGNOLIA ISD

## Nurturing Rising Stars

Wildtree families don't just benefit from good schools — they can access academic challenges, plenty of extracurricular activities, and supportive teachers to ensure your kids are ready to take on the world.

AUDUBON  
ELEMENTARY

MAGNOLIA  
INTERMEDIATE

MAGNOLIA  
JUNIOR HIGH

MAGNOLIA WEST  
HIGH SCHOOL





Shea Homes is a recognized force in the Houston real estate industry, entering the market in 2014. Leaning on its long-standing reputation as a major home builder and developer of master-planned communities, Shea Homes has continued to build upon its outstanding reputation that goes back to the J.F. Shea Co., Inc, which has a history of construction projects dating back to 1881. In fact, the Greater Houston Builders Association named Shea Homes as the 2024 Builder of the Year, recognizing the company's commitment to building quality homes and creating communities designed for the way people live.

In Houston, Shea Homes has developed communities such as Del Bello Lakes in Manvel, Evergreen in Conroe, Woodhavyn in Magnolia, and Wildtree community in Montgomery County.



WILDTREE™

\$300s – \$800s

WILDTREETEXAS.COM



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