



*Good Natured Living.*

New Homes \$300s-\$800s



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

-  Model Homes
-  Converde™ - Trilogy® Active Adult Model Homes
-  Open™ Wellness + Social Club *Coming Soon!*
-  The Arbor Amenity Village
-  The Retreat Park
-  Curiosity Park
-  The Sandlot - Wiffle Ball Field
-  Campbell Elementary School
-  Future Residential Development
-  Future Commercial

# 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.

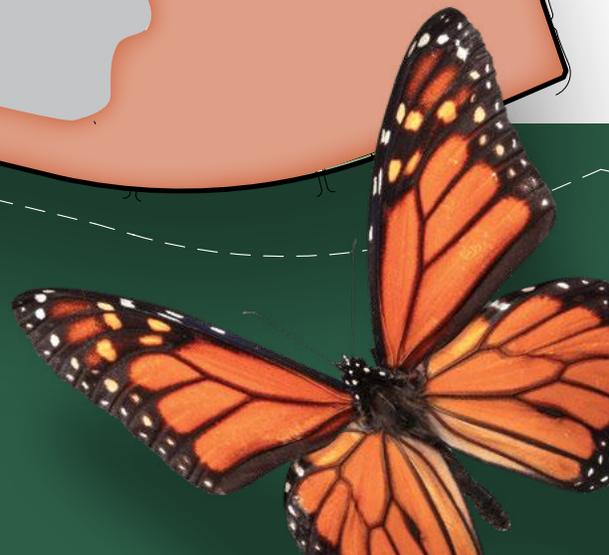


740

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

Homesite Sizes

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



PERRY  
HOMES

Homesite Sizes

50' | 70'



HIGHLAND  
HOMES

Homesite Size

45'



CHESMAR  
HOMES

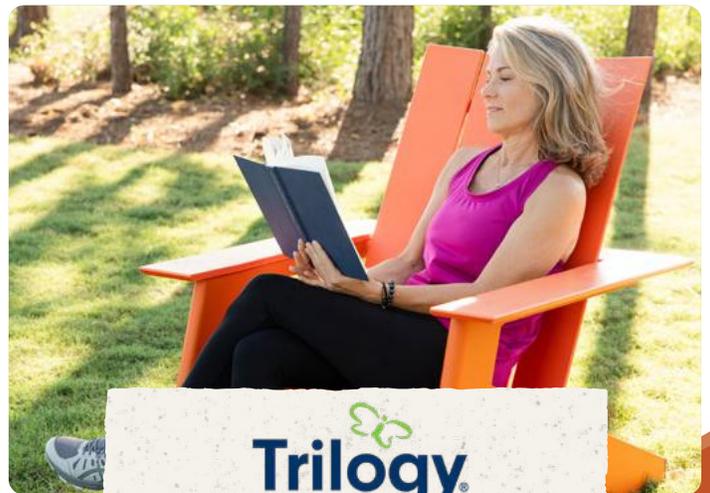
Homesite Sizes

40' | 60'

  
**Converde**<sup>TM</sup>  
A **TRILOGY** BOUTIQUE  
COMMUNITY<sup>TM</sup>

**New 55+ Active Adult  
section in Evergreen!**

Imagine waking up to a life that feels curated for you—easy mornings, vibrant days, and people who quickly feel like your people. With the confidence of choosing **America's Most Trusted<sup>®</sup> Active Adult Resort Builder for 14 consecutive years**, you can lean into a lifestyle that's equal parts wellness, joy, and belonging.



  
**Trilogy**  
by Shea Homes



# The ARBOR

## AMENITY VILLAGE



Now Open!

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!

## 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 attend the on-site Campbell Elementary School.**

### Campbell Elementary

15895 Stonecrest Dr  
936-709-6200  
campbell.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  
**Now Open!**





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, 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.

## EVERGREEN™

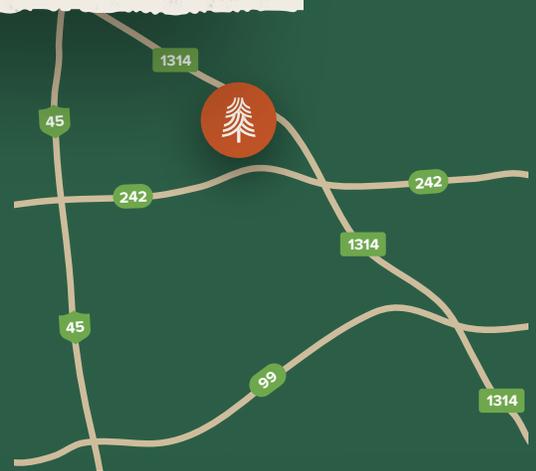
### New Homes \$300s-\$800s

[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.



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Trilogy by Shea Homes received the highest numerical score in the proprietary Lifestory Research 2025 America's Most Trusted® Active Adult Resort Builder study. Study results are based on experiences and perceptions of people surveyed. Your experiences may vary. Visit [www.lifestoryresearch.com](http://www.lifestoryresearch.com). 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. 2/26

