

created for all
**CREATURE
COMFORTS**

Discover, connect and enjoy life
in the heart of Magnolia, Texas.



NEW HOMES FROM THE \$300s-\$1M

www.audubonliving.com



Your Wholehearted Home

Magnolia

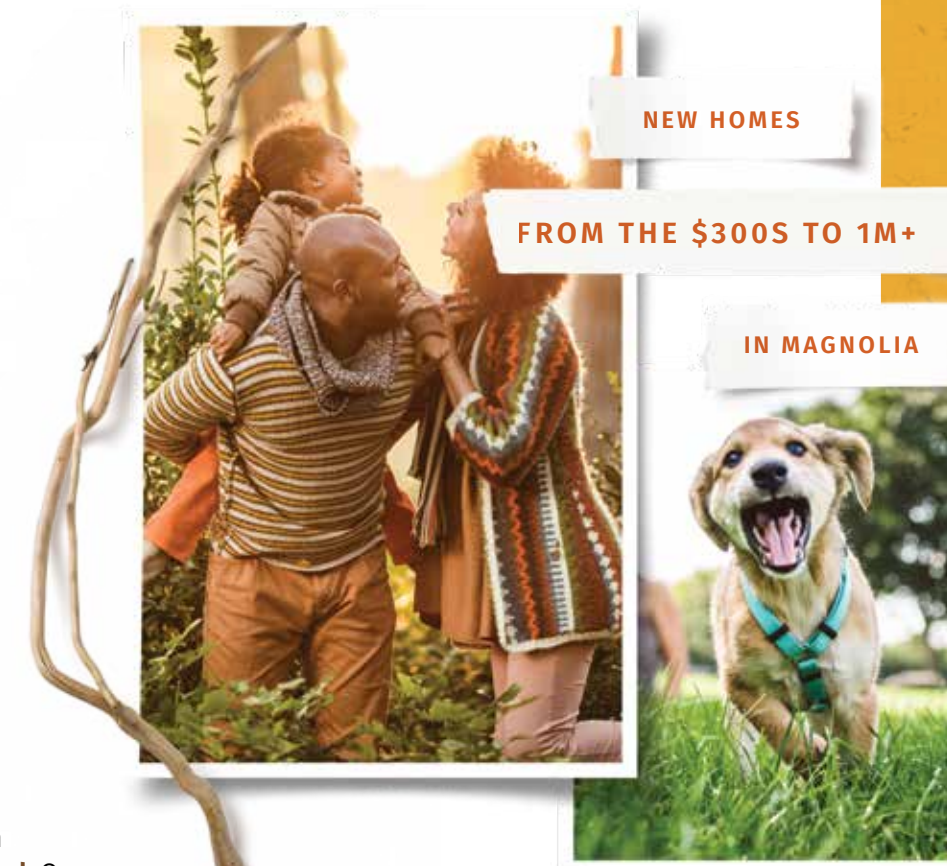
COMMUNITY

Complete with all kinds of *room*: to *roam*, to *refresh* and to be you.

Welcome to **Audubon**, where life just feels fresh. Maybe it's our fresh homes from the **best builders around**. Or the fresh air that inspires you to spend **more time outside**. We have planned so much for you to explore: Future interesting eateries to satisfy your inner foodie. Historic trees that will vary your landscape and your perspective. Lots of unique places to gather. That – and more – could all be right outside your front door.

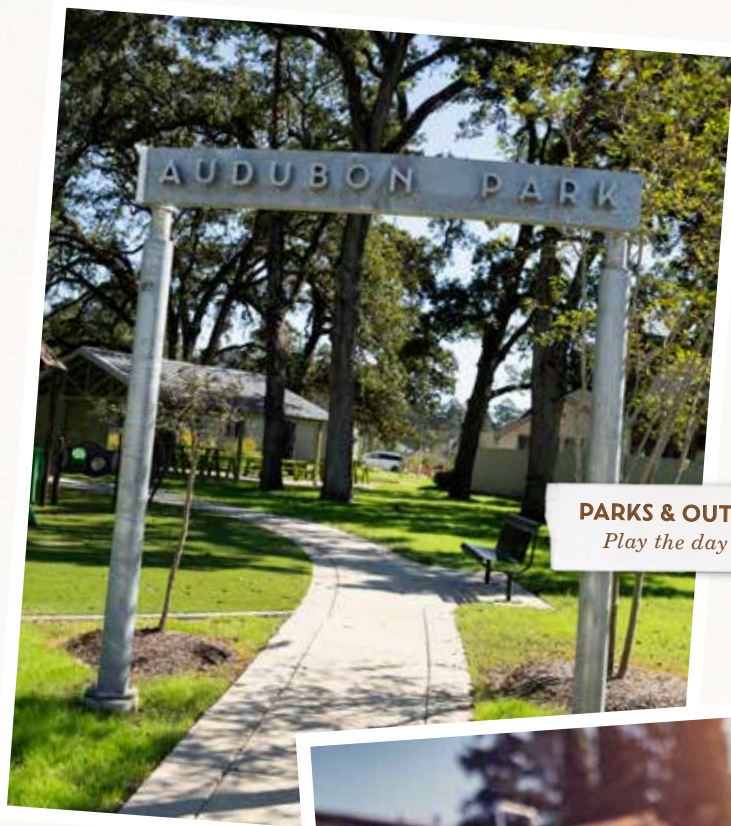
Around here, your everything is ours, too. That's why we've taken the things you already love and made them even more special. Catch a sunrise from bed. Go for an evening stroll lakeside. Or better yet, just ease into the day and see how it unfolds. **With a creative mix of ways to live, work, play and grow, our community always has plenty to offer.**

This is the story of a lifetime: yours. It's a story with a happily ever after, but more importantly, a happy during. And it starts right here.





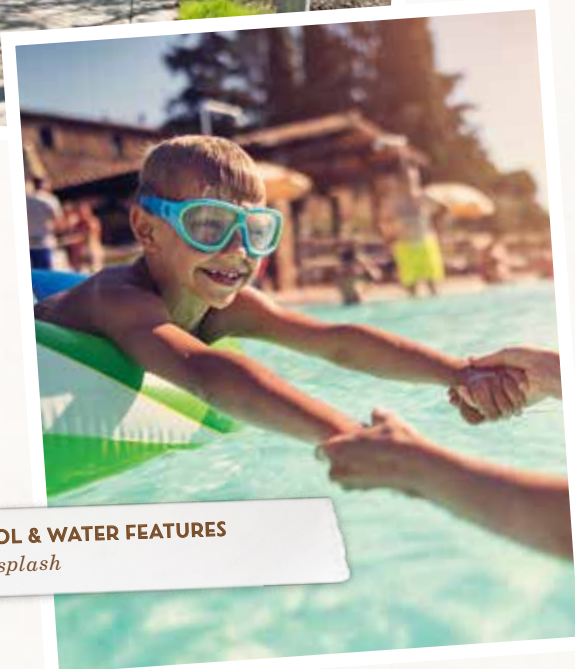
NATURE TRAILS
Return to nature



PARKS & OUTDOOR FUN
Play the day away

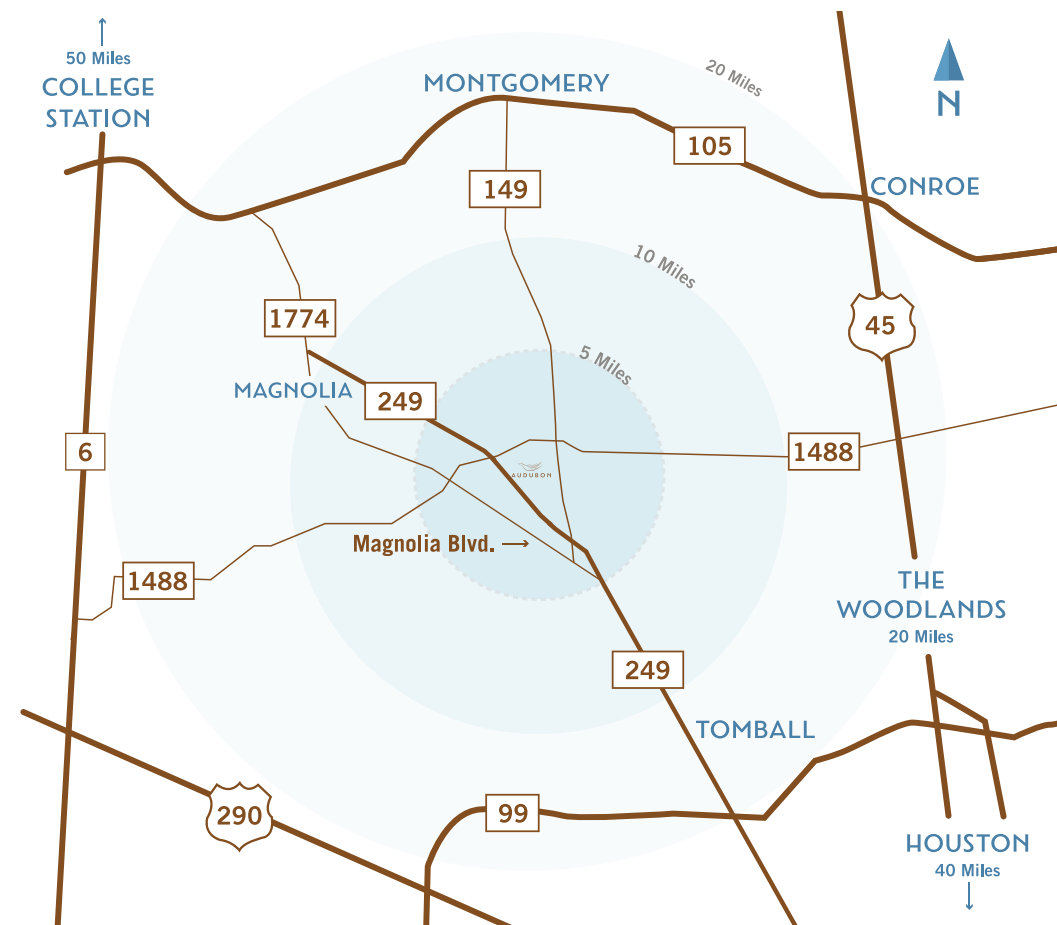


FUTURE COMMERCIAL / RETAIL
Home to anything & everything



FUTURE POOL & WATER FEATURES
Splish & splash

From a **BIRD'S EYE VIEW**



From Audubon,
convenience branches
out *in all directions*.

Right now is the perfect time to join the excitement growing in Magnolia. Long known for **strong values** and a **prime location in Montgomery County**, this laid-back area delivers a one-of-a-kind balance between accessibility and retreat. If you need a break from life's hustle, Magnolia offers just the respite. And when you want to run out for a quick bite or shopping trip, you're **never far from options** that hit the spot.

That same approach is reflected in the design of **Audubon**: where all things natural coexist wonderfully alongside everyday conveniences and modern living. And we're just getting started. So count your lucky stars – because here, you can look up at the clear, expansive Texas skies and do exactly that. And hear the unexpectedly sweet song of a screech owl, too.





ON-SITE
Audubon Elementary School

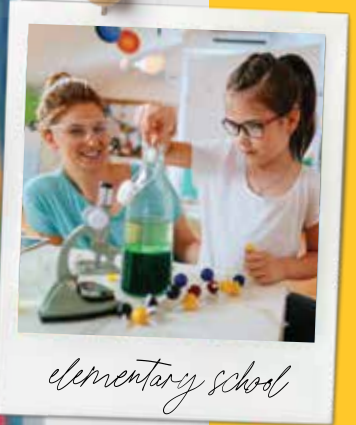


A
Wise
Place to
Learn.

Jump into exceptional opportunities to learn and grow at every age. Audubon is situated in the highly acclaimed Magnolia ISD.

- AUDUBON ELEMENTARY**
Creekside North | Audubon Park
Creekside South | Heron Run
- BEAR BRANCH INTERMEDIATE**
Creekside North | Audubon Park
- MAGNOLIA INTERMEDIATE**
Creekside South | Heron Run

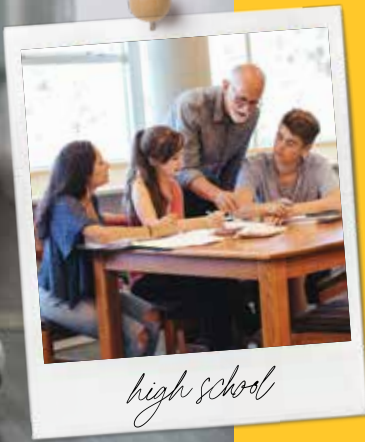
- BEAR BRANCH JUNIOR HIGH**
Creekside North | Audubon Park
- MAGNOLIA JUNIOR HIGH**
Creekside South | Heron Run
- MAGNOLIA HIGH SCHOOL**
Creekside North | Audubon Park
- MAGNOLIA WEST HIGH SCHOOL**
Creekside South | Heron Run



elementary school



middle school



high school

Ready, Set, Grow!

In August of 2024, Magnolia ISD officially opened the doors of the new **Audubon Elementary School**, located in the Audubon Park District. This state-of-the-art, **\$41 million facility** sits on a **14-acre site within the Audubon community** and serves around **900 students** from **Early Childhood/Pre-K through 4th grade**.

The school connects directly to Audubon’s existing trail system, seamlessly integrating with the community’s walkable design. Magnolia is experiencing significant growth, and Magnolia ISD is meeting the need for future-ready educational spaces. **Audubon** is thrilled to support this exciting new chapter.



MEET YOUR *Match*

*Looking to make your
dream home a reality?
We can help with that.*



*Featured in
Elle Décor
Spanish Edition*

MARCH 2023



Part of searching for the right community is searching for the right builder – and at **Audubon**, you'll find the most sought-after builders for design, craftsmanship and distinction. So bring us your price range, square footage, must-have features, wish list items and more. We're here to make it happen.

Anchored by award-winning builders, our community's homes, like everything else here, are designed to be a natural fit to your lifestyle. The floor plans are more livable. The spaces, more open. The finishes, more stunning. Add in the bright, airy interiors that invite light to spill in throughout the home, and you have the recipe for an Audubon dream home. Just add your vision to create it exactly the way you like to live.

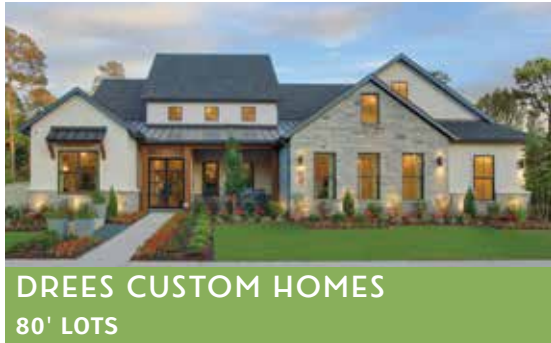
READY TO BE INSPIRED? Take a tour of our model homes to find the one that speaks to you. Then, reach out to your builder of choice. Spoiler alert: You can't go wrong.

New homes
from the \$300s to \$1M+

Choose Your Next Nest

12 Premier Builders

Audubon offers a diverse collection of homes designed for a variety of lifestyles. From traditional single family homes on 40' to 80' homesites to thoughtfully designed 60' garden homes and 45' homesites in 62+ living in the Aderra community, Audubon provides refined living for every stage of life.



Discover Your Place in Audubon

Explore Our Districts—Where Nature *Meets* Neighborhood. Every neighborhood, park, and pathway *comes together* to create the Audubon lifestyle.

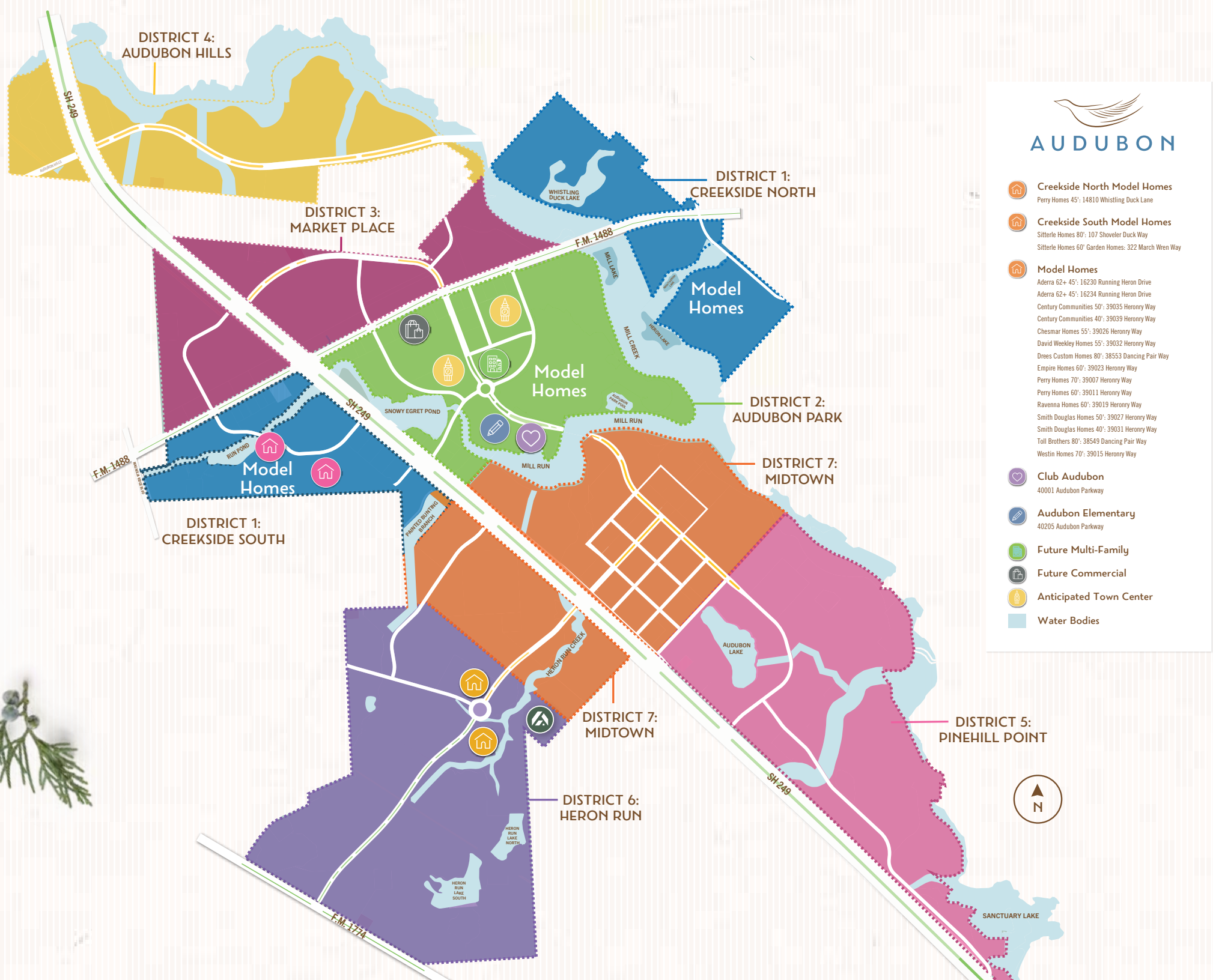
At **Audubon**, every detail has been carefully considered to create a community that feels both inspiring and effortless. Imagine walking from your front door to a trailhead that winds past sparkling lakes, or meeting friends at a neighborhood park shaded by century-old oaks. Soon, you'll gather at **Club Audubon** for events, splash pad fun, and weekends that feel like a getaway just steps from home.



Not a lawn pro? Not a problem!
All homes include front yard maintenance through HOA annual assessments.

Each district has its **own unique character**, yet all are seamlessly connected through trails, green spaces, and thoughtfully designed streetscapes. This harmony between nature and neighborhood is what gives **Audubon** its **signature sense of place**. Here, life unfolds in a way that feels **natural, balanced**, and distinctly Magnolia—where every district adds to a larger story, and every family can find their **perfect place to belong**.

The information in this exhibit represents an artist's rendering of some of the proposed elements of the Audubon Community, including site layouts, which have been provided by a third party. The Developer, in its sole discretion and without any advance notice, reserves the right to change this rendering and change any or all of the elements contained herein. Elements depicted may or may not be constructed and/or may not be constructed as shown. The particular timing or sequence of the construction of any element depicted is not represented herein. All information being provided by the Developer, including this artist's rendering, or any layouts provided by third parties is without any warranty (express or implied) or any representation for any and all purposes, including but not limited to accuracy, completeness or suitability.



It's All Fun & Games!

Fill your days with activities as *varied* and *lively* as you are.

Audubon follows your lead. When it's play time, go indoors or out for endless avenues to fun. Down time can be found among the future **miles of trails** that weave through the gorgeous scenery all around us. Or from the comfort of your front yard, which you'll enjoy maintenance-free. For go time, take a quick walk, bike ride or drive to our planned **dining, retail and commercial spaces**. Do it all today. Do nothing at all tomorrow. Shaking things up is highly encouraged.

When it comes to leisure, Audubon offers something for everyone. Our new amenity center, **Club Audubon** (opening Summer 2026), will be stocked up on fun-filled features including a **resort-style pool, splashy water features**, great spots to gather and more. Just outside, you'll find future outdoor fun at inviting **parks, trails, playgrounds** and recreational areas that make the great outdoors live up to its name. Best of all, it's all connected to the way you live and work, making **work-life balance** easier than you ever imagined.



Adventure Begins Here

Come see everything *Club Audubon* has waiting for you.

Some places are naturally social, and **Club Audubon** is the newest one of them. Opening Summer of 2026, this state-of-the-art recreational center is designed as a peaceful sanctuary, intentionally placed against the soft backdrop of Mill Run Creek, it offers residents a serene escape from the hustle and bustle of life. While it feels secluded, the facility remains deeply connected to the community through the expanding network of Audubon trails that seamlessly link **Club Audubon** to Audubon’s residential areas as well as Audubon Elementary School. Its design celebrates the Audubon style by maximizing natural light and movement, creating an atmosphere of “quiet luxury” and “natural harmony”. **Club Audubon** will certainly be a vibrant, year-round gathering place for the entire community.

All the excitement is here
and it is all yours to explore:

- Resort-style pool
- Cabanas
- Food truck lane
- Open air patio seating
- Event building
- 8' Hike & bike trail
- Playground
- Gathering Green



See what's here
Rendering of Club Audubon



Club Audubon (Recreation Center Campus)



Club Audubon

Club Audubon is here, and imagine the smile-filled days you'll spend enjoying it. We can't wait for you to experience it.



Expansive parks and trails

Wander and roam, picnic and play...
all day, every day, forever.

When it comes to exploring the outdoors, what's your pleasure? As the community grows, **the hike-and-bike trails** in **Audubon** are dedicated to supporting your active lifestyle. See how fast and how far you can run along **Mill Run Trail**. Birdwatch at **Mill Creek** or enjoy a walk with your favorite furry friend at **Whistling Duck Park**. Grab your cycling kit and a few friends for a quick jaunt along the future trails

in **Heron Run District**. As you roam, you'll feel yourself relax, see your sense of adventure return and capture the idea that all things are possible. **Multiple expansive parks** encourage play and exploration. Picnic, fly a kite, bask in the sunshine under the shady trees. Watch your kids make friends as they climb, swing and slide. The best part? When another day dawns in **Audubon**, you can do it all over again.

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A vibrant *new* District to call home

Heron Run is now open!

Lush parks and sparkling lakes. Heron Run has arrived at **Audubon**, with a community entrance located at the intersection of SH-249 and Audubon Blvd. Our third district is a distinctive neighborhood where you can relax by the lake and stroll along **Painted Bunting Branch Creek**. Enjoy picnics at the parks and fun at the future **Club Audubon** (opening Summer 2026).



Get some outdoor time
Relax at one of the many parks

LIVING WELL *in Your Next Chapter*

Aderra brings a new **62+ community** of well-designed homes, with exclusive services and amenities, to **Audubon**—creating peace of mind for seniors, all covered by a simple monthly fee. Located in the **Heron Run District**, Aderra is developing and designing a community in the **Heron Oaks** neighborhood. Aderra offers a place to stay active and connected while feeling supported during your next phase of life.



NEW HOMES
designed for
62+ LIVING

Want to learn more?
Explore the Aderra difference



North on SH 249, take the Audubon Blvd. exit and continue left, then turn left at Audubon Crossing

Aderra Homes

- Single-story from the low \$300s
- 2-3 Bedrooms / 2 Bathrooms
- 1,377 to 1,750 sq. ft.
- Designed for Seniors
- Garage
- Outdoor Patios

Audubon's Amenities*

- Club Audubon (recreation center located in the Audubon Park District)
- +/- 706 acres of regional parks, trails, and lakes
- +/- 10 miles of planned multi-modal trails
- Pocket parks, sitting areas and overlooks
- Front yard maintenance

*Aderra residents, like any other member of the Audubon Homeowners Association, shall be responsible for the payment of HOA Annual Assessments and will have access to all Audubon Amenities (the list above is not an all inclusive list)

Aderra's Amenities & Services*

- Exclusive membership
- Club Aderra
- Chef-prepared meals
- Utilities
- Housekeeping
- Light Duty Maintenance
- Back Yard Care

*Aderra's monthly membership shall include a prorated amount of Audubon HOA Annual Assessments. The payment of Aderra's fees shall allow Aderra members full access to Aderra's amenities, services as well as Audubon's amenities.

**Aderra offers additional personalized care services as needed, providing residents with independence and flexibility in the years ahead.



Introducing Audubon's Lifestyle Program

The vision for **Audubon** has been one of a live-work-play community where residents can have it all. Helping residents enjoy as much “play” as possible is our **robust lifestyle program** headed by **Lifestyle Director Jasmine Torres**.

Jasmine has years of experience in building residential lifestyle programs that are innovative and engaging. She brings to **Audubon** an infectious enthusiasm and a lasting energy that will lead to memorable experiences for our residents.

What kinds of experiences? An **Ice Cream Social**, a **Super Bowl Watch Party** and an **Outdoor Cooking Class** are all coming up. And later in the year, there will be a **Nature Expo**, **Halloween Festival** and **Kids Nature Story Time** – and those are just some of the events that will soon pop up on residents’ calendars. There’s no telling what great fun is in store for **Audubon** residents.

Visit audubonliving.com/residents for event calendar and details!

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Get in touch!

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AUDUBON

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