

REALTOR SELLING GUIDE



ARTAVIA

BY AIRIA DEVELOPMENT® COMPANY

LiveColorfully



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Live Colorfully

ARTAVIA® (ART•UH•VIA)

An Artful Approach to Master-Planned Living

2,842-acres in Montgomery County/Conroe, TX Area north of Houston

AIRIA DEVELOPMENT COMPANY

AIRIA Development® Company was formed by the same team that crafted Aliana® into one of the nation's most successful master-planned communities, since 2010. The AIRIA name was announced in 2018 to bring Aliana, ARTAVIA®, COLTON™, and future communities under one cohesive brand in the Houston market. The company is known for creating premier residential environments where houses become homes and residents of all ages can live, work, play, gather, and build lasting memories.

The AIRIA team is recognized for strategically planning and designing communities that enhance the natural features of the land that they develop, while maintaining a focus on what matters most to homebuyers – offering an extraordinary place to call home with prime locations, desirable amenities, acclaimed schools, a variety of housing styles and abundant opportunities to enjoy life to the fullest.

AIRIA's portfolio of services includes land development and master-planned community services for the recently completed 2,000-acre Aliana community in Richmond, Texas, the 2,842-acre ARTAVIA community in Conroe, Texas/Montgomery County which opened in 2019, the 5,700+ acre COLTON community in the Todd Mission, Texas area; as well as 1,239-acres in Navasota, Texas, currently known as Pecan Hill Ranch.



Address

MODEL HOME PARK & NAVIGATION GREEN®

17590 ARTAVIA PKWY

Conroe, Texas 77302

(936) 206-3950

Driving Directions

From I-45, North of The Woodlands

Travel east on SH 242 for seven miles. The entrance to ARTAVIA is on the south side.

From US 59, North of Kingwood

Travel west on FM 1314 for 7.5 miles. Turn right (north) onto ARTAVIA Parkway.

Drive Times

All distances and drive times are approximate, and subject to traffic conditions.

The Woodlands 7 Miles - 10 Mins

Houston Methodist – The Woodlands 7 Miles - 10 Mins

George Bush Intercontinental Airport (IAH) 14.5 Miles - 20 Mins

Downtown Houston 30 Miles - 40 Mins

San Jacinto Elementary .6 Miles - 2 Mins

Grangerland Intermediate School 3.4 Miles - 4 Mins

Moorhead Junior High 4 Miles - 5 Mins

Caney Creek High School 4 Miles - 5 Mins

HEB 5.4 Miles - 7 Mins

Starbucks 5.4 Miles - 7 Mins

CVS Pharmacy 5.5 Miles - 7 Mins

COSTCO 7 Miles - 10 Mins

Target 7.3 Miles - 10 Mins

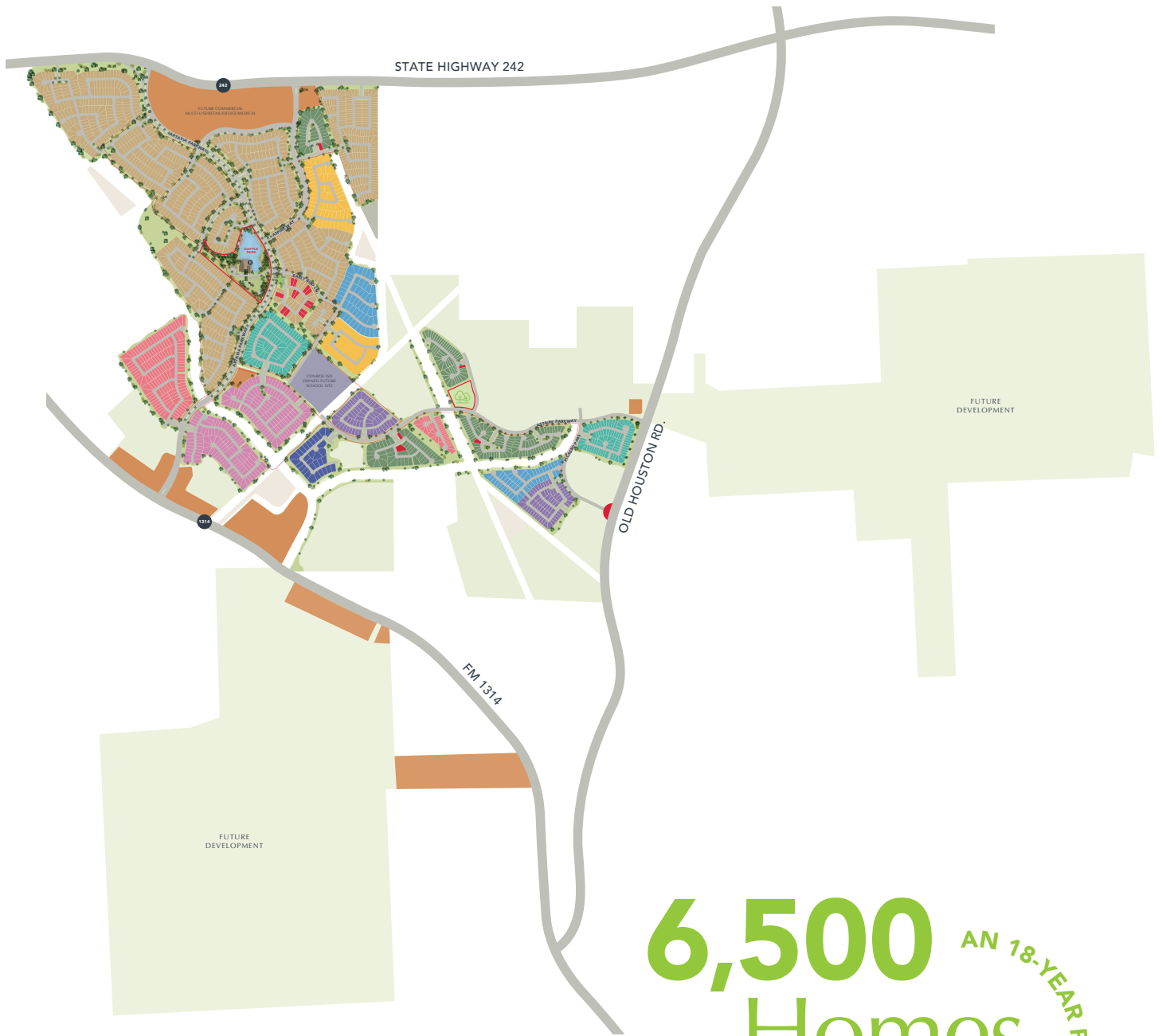
Cinemark Valley Ranch 6.7 Miles - 10 Mins

Main Event 7 Miles - 10 Mins

The Woodlands Mall 7.5 Miles - 11 Mins

Big Rivers Waterpark 8.2 Miles - 15 Mins

Overall Master Plan



6,500 AN 18-YEAR PROJECT!
Homes
AT BUILD OUT

Current Phase





Dapple Park®

Named for the playful spots of sunlight that dance under the canopy of our towering trees, Dapple Park is the heart of ARTAVIA.

- 5-acre Lake
- Boardwalk
- Event Lawn
- Gathering Spaces
- Palate Cafe
- 24/7 FitCenter
- ARTscapes
- Trail System
- Discovery Ponds
- Nature Exploration Zone
- Picnic Areas
- Rain Garden
- Playground
- Splash Pad with Discovery Ponds
- Paddle Boats
- Food Truck Area
- Yard Games
- Courtyard
- Outdoor Fitness Station

With growth on the horizon, ARTAVIA will continue to introduce amenities that reflect and reinforce the community's founding vision!



Art in the Model Park

ARTAVIA features a model home park like no other, with fun, whimsical artwork designed and created by Texas artist Jeffie Brewer in the backyards of each of our model homes.



ARTscapes

The extensive trails throughout ARTAVIA do more than just connect our neighbors to our amenities. Around the block is a path to a new way of living, amongst lushly landscaped art installations. These ARTscapes enhance the naturally wooded environment, spark curiosity and provide residents a unique experience that brings neighbors closer to nature – and each other.





Resident Life

From big, community-wide events and celebrations, to small clubs and friendly get-togethers, there are many activities planned for ARTAVIA residents. Our dedicated Lifestyle team keeps the calendar full of opportunities for neighbors and friends to come together.



Lifestyle Team

ARTAVIA's on-site Lifestyle Team by Risher Lifestyle Management brings a wealth of expertise and a passion for community enrichment, dedicated to enhancing the daily lives of ARTAVIA residents through exceptional service and innovative programming. **Lifestyle Director, Ashlinn Parker**, has experience in the Recreation and Wellness industry. **Activities Director, Joanie Huertas**, has an extensive background in enrichment education and programming.



CONNECTING

Mission: We create opportunities for residents to build meaningful relationships through events, gatherings, and interactive programs. By fostering an inclusive and welcoming environment, we strengthen the bonds that unite our community and enhance the quality of life for all.

Vision: ARTAVIA is a deeply connected community where every resident feels a true sense of belonging, support, and engagement, leading to lifelong friendships and a stronger neighborhood.



GIVING BACK

Mission: We empower residents to make a difference through volunteer initiatives, charitable programs, and community-driven outreach. By encouraging generosity and collective action, we create a culture of compassion and service that uplifts those in need.

Vision: ARTAVIA is known for its generosity, where giving back is a shared value that positively impacts individuals, families, and future generations to come.



LIFE LONG LEARNING

Mission: We provide access to educational, skill-building, and knowledge-sharing opportunities for all ages. Through continuous learning and personal development, we inspire curiosity and empower residents to grow in meaningful ways.

Vision: ARTAVIA is a community that values lifelong learning, where residents are continually inspired to explore new ideas, develop new skills, and achieve personal and professional growth.



ARTS & CULTURE

Mission: We cultivate creativity by supporting artistic expression, cultural events, and diverse traditions that celebrate the richness of our community. Through engagement in the arts, we foster inspiration, connection, and shared appreciation.

Vision: ARTAVIA is a culturally vibrant community where art and creativity flourish, enriching the lives of residents and leaving a lasting legacy of artistic expression.



HEALTHY LIVING

Mission: We promote overall well-being by providing resources, programs, and initiatives focused on physical fitness, mental health, and balanced living. Through education, access, and encouragement, we empower residents to lead healthier lives.

Vision: ARTAVIA is a thriving community where health and wellness are prioritized, contributing to a happier, more active, and improved quality of life for all residents.



Palate Café

Located in the heart of Dapple Park, Palate Café offers delicious foods and beautiful views.

Don't forget every home shopper and Realtor has the opportunity to experience the community café firsthand! Stop by any Model Home and ask for a \$5 Palate Café token to enjoy during your visit. It's the perfect way to experience the lifestyle that comes with living here.



Scan for Menu:



HOURS OF OPERATION:

Friday 5PM – 9PM

Saturday 10AM – 8PM

Sunday 10AM – 7PM

BRUNCH HOURS:

Saturday & Sunday 10AM – 2PM



A community comes to life through the homes that are built and the people who live there! Homes in the ARTAVIA® community are built by renowned Houston builders offering the newest architectural improvements and designs, quality construction and stunning floorplans.



David Weekley Homes

45' Lots
1,693-2,634 sq. ft.
15314 Le Reve Lane
Conroe, Texas 77302
346-646-4577



PERRY HOMES

45' Lots
1,600 - 2,600 sq. ft.
15320 Le Reve Lane
Conroe, Texas 77302
713-948-7899



HIGHLAND HOMES

50' Lots
1,600 - 2,900 sq. ft.
15311 Le Reve Lane
Conroe, Texas 77302
281-517-9875



PERRY HOMES

50' Lots

1,600 - 2,800 sq. ft.
15307 Le Reve Lane
Conroe, Texas 77302
713-577-3496



CHESMAR HOMES

Setting a Higher Standard

55' Lots

1,800 - 3,200 sq. ft.
15331 Le Reve Lane
Conroe, Texas 77302
713-898-1182



LENNAR®

55' Lots

1,990 - 3,200 sq. ft.
15327 Le Reve Lane
Conroe, Texas 77302
888-671-8175



HIGHLAND HOMES

60' Lots

2,400 - 3,200 sq. ft.
17705 Coronation Street
Conroe, Texas 77302
281-517-9862



60' Lots

2,633 - 3,585 sq. ft.

17709 Coronation Street
Conroe, Texas 77302

281-738-1376



65' Lots

2,600 - 4,100 sq. ft.

17717 Coronation Street
Conroe, Texas 77302

346-646-4577



65' Lots

2,788 - 3,847 sq. ft.

17721 Coronation Street
Conroe, TX 77302

281-616-5123

Builder Savings

The prestigious homebuilders in ARTAVIA offer a wide array of special offers and savings. Scan the QR code to view current homebuilder savings:



From fully customized floorplans to luxury homes on larger lot sizes, the premium homebuilders at ARTAVIA offer the highest level of design, craftsmanship and service.



70' Lots

2,800 - 4,600 sq. ft.

15412 Pinnacle Vistas Lane

Conroe, Texas 77302

346-222-5665



70' Lots

3,200 - 4,200 sq. ft.

15408 Pinnacle Vistas Lane

Conroe, Texas 77302

832-653-7027



80' Lots

3,500+ sq. ft.

17634 Grandeur Drive

Conroe, Texas 77302

832-256-8916

Located in thoughtfully designed pocket sections, these homes are specifically curated for our homebuilders to highlight distinctive designs and current trends in residential architecture.



50' Lots
1,989 - 3,177 sq. ft.
16102 Rita Road
Conroe, Texas 77302
346-646-4577



55' Lots
Nuvo Vista Series
2,178 - 3,400 sq. ft.
15616 Sunny Day Drive
Conroe, Texas 77302
346-202-7022



55' Lots
2,500 - 3,500 sq. ft.
15755 Saffron Summer Street
Conroe, Texas 77302
713-948-7736



40' Lots
1,400 - 2,500 sq. ft.
18201 Petipa Point
Conroe, Texas 77302
281-738-1376

65' Lots
3,400 - 3,800 sq. ft.
15805 Tortoise Passage Lane
Conroe, Texas 77302
281-738-1376

Model Home Park

17590 ARTAVIA Parkway
Conroe, TX 77302



Art Collection Model Home Directions

15616 Sunny Day Dr.
Conroe, Texas 77302

From Model Park:
Left on Early Bird Lane
Right on ARTAVIA Parkway,
Right on Aspire Way, Right
on Mona Mills Lane



15755 Saffron Summer St.
Conroe, Texas 77302

15805 Tortoise Passage Ln.
Conroe, Texas 77302

From Model Park:
Left on Early Bird Lane,
Left on ARTAVIA Parkway,
Left on Astaire Parkway



18201 Petipa Point
Conroe, Texas 77302

From Model Park:
Left on Early Bird Lane,
Left on ARTAVIA Parkway,
Left on Astaire Parkway,
Left on Pavola Pass



16102 Rita Rd.
Conroe, Texas 77302





Conroe ISD

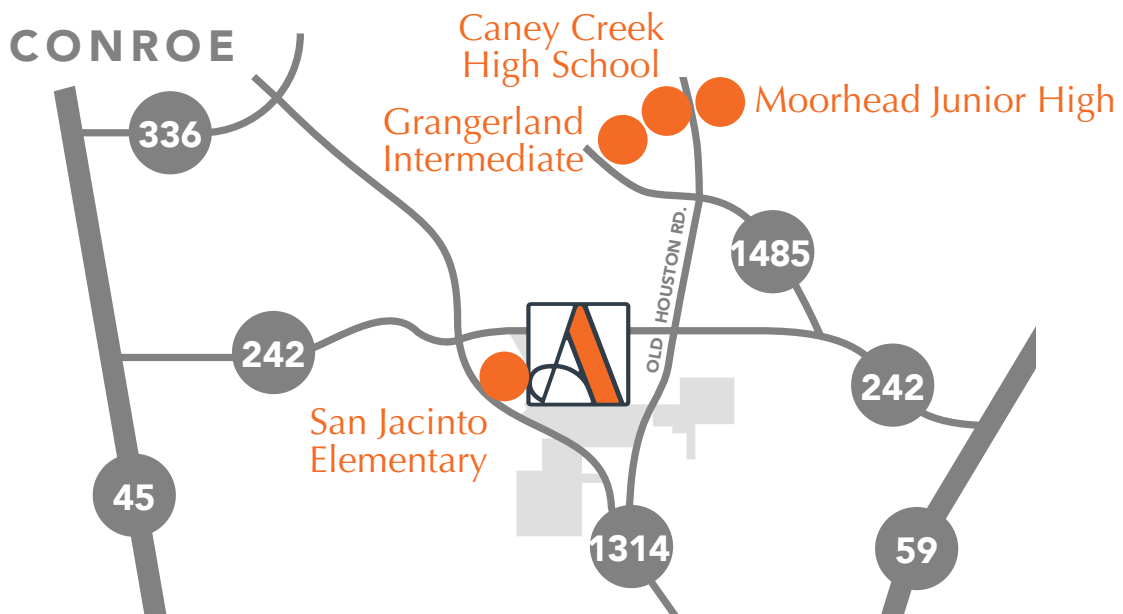
CISD is a learning community united in its commitment to ensuring all students graduate with confidence and competence. The schools and communities work together to provide performance standards that can be applied to the real world. This is achieved through the implementation of quality in their instruction, operations, and leadership.

San Jacinto Elementary

Moorhead Junior High

Grangerland Intermediate

Caney Creek High School



Additional Education Options

PRIVATE SCHOOLS

- PCAL Christian School (PK-12th)
- The Woodlands Christian Academy (PK-12th)
- Christ Community School (PK-6th)

HIGHER EDUCATION

- Lone Star College - Montgomery
- Lone Star College - University Center
- Sam Houston State University - The Woodlands

Child Care

- The Woodlands Child Home Daycare
- Geared 4 Kids Child Development Center
- Primrose School at College Park
- The Children's Courtyard of The Woodlands
- Kids R Kids - The Woodlands
- The Goddard School

With an on-site future Conroe ISD school, ARTAVIA is poised to accommodate district expansion!



Bright Futures

ARTAVIA continues its support of Conroe ISD schools with its Bright Futures campaign, donating thousands of dollars to various school programs and organizations in the area.



ARTAVIA VIP REALTOR Facebook Group

Join our exclusive ARTAVIA® VIP Realtors Facebook Group to be the first to hear about new inventory, incentives, and insider updates that can give you a competitive edge.



ARTAVIAREALTOR.com

Visit ARTAVIAREaltor.com for quick access to inventory updates, Realtor incentives, and upcoming events in the ARTAVIA® community.



Digital Community Brochure

Download our digital ARTAVIA® community brochure to easily share stunning visuals, key amenities, and home buyer benefits with your clients – all in one convenient, professional package.

Resident Testimonials

"We went to over a dozen other communities throughout Houston, and everything we saw at ARTAVIA spoke to us. Being from Ohio, we like our trees, we like the nature, kind of like feeling like we're at home, but in Texas. The sense of community here is fantastic – open, welcoming people and supporting each other and supporting the events. It's refreshing to see. Everyone has been immensely helpful and very welcoming – it's been a great community experience."

Christopher & Aaron C.

"My favorite part of ARTAVIA is the sense of community. I know that's a phrase that gets used more than it should, but it is truly a community where people support one another. We're not neighbors, we're friends, and I've made some great friends since I moved here. One of the things I always say about ARTAVIA is if you want to experience it, go for a walk. Just the beauty of the neighborhood, the way it's been put together, the art pieces – it's just wonderful. It makes me smile every time."

Phil S.

"My husband and I were very blessed when we entered this community. We got to meet amazing people. Community is what everyone needs and I don't think you can get that everywhere."

Kim E.

"I think one of the unique features is the paddle boats here, at the community center. It's a nice lake, it's easy going. It's very calm. And we can come to the community center, rent the paddle boats and have a good time."

Jeremy & Urszula B.

REALTOR Success Stories

"My biggest thing that I love about ARTAVIA is the community itself and the feeling of family. Not only do you see beautiful homes but you also see a beautiful community as far as the landscaping, amenities, trails, and everything included at ARTAVIA is spot on. My experience with a lot of my clients and the homeowners that are here in ARTAVIA, everyone has had just a wonderful experience and you can really tell when I catch up with my clients after they've lived here for a while, they just truly enjoy it. I've worked with several different builders and several different clients that were all looking for something different and each time they were able to find something that they love in ARTAVIA"

Hillary C.

"The builders here are truly impressive. They offer great floor plans and, importantly, space between homes. You're not right on top of your neighbors. That's something my clients really appreciate. One of my biggest selling points is the variety. Each builder brings something unique – different price points, square footage, and layouts, which helps me find the perfect match for every client."

Carey R.



Is there an HOA? What does it cost?

An HOA helps maintain property standards. Just a few of the many benefits of an HOA include recreational amenity maintenance, common area land-scaping care, and upkeep.

2026 Dues: \$1,395

What is the tax rate?

2025 Tax Rate: 2.9299

Is there a capitalization fee?

Equivalent to one full year of HOA dues.

Are there plans for commercial/mixed-use?

Yes. The site plan indicates 120 acres which we reserved for commercial/mixed use and retail development.

What is the timeline for the ARTAVIA project?

ARTAVIA began home sales in October 2019 and is planned as an 18-year master-planned community. To date, approximately 1,540 homes are occupied, with a total of 6,500 homes anticipated at full build-out.



ARTAVIA Realtors,

Just a quick note to say thank you for showing up, walking the homes, learning the floor plans and sharing the vision of what life looks like here at ARTAVIA.

We see the effort you put in. The late-night texts from buyers, the early-morning tours, the follow-ups, the honesty, the hustle. You're the heartbeat of this community, and we don't take that lightly.

Your loyalty, energy, and trust in our builders and our community means the world to us. You're not just helping families buy homes, you're helping them find their place in something bigger.

We're grateful for you, and proud to have you in the ARTAVIA circle.

Let's keep doing great things together!

With appreciation,

ARTAVIA Marketing Team



ARTAVIAREALTOR.COM

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