



POMONASM



FACTS & FIGURES

Homes from the \$300s - \$1 Million+
1,100-acre Community / 2,200 Homes at Build-Out

BUILDERS

Coventry Homes • Highland Homes • Lennar
Perry Homes • Toll Brothers



STAY CLOSE AND GET AWAY

Pomona by Hillwood Communities elevates life's everyday moments to take center stage. It's a place to both escape and connect, to unwind and to energize. Our community isn't a place, it's a collection of homes to build bonds between neighbors, friends and families. Conveniently located in the Highway 288 corridor, just minutes from the Texas Medical Center, Pomona is close to everything with plenty of breathing room built in. Our amenities have been carefully designed to promote genuine connection, inspiration and growth.



Pomona is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 35+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates. Learn more at www.HillwoodCommunities.com.



AMENITIES

3 Unique Parks
24-Hour Fitness Center
Courtyard with Firepits
Fish Camp
Floating Dock on 18-Acre Lake
Hike and Bike Trails
Resort-Style Pools
Social Hall

COMING SOON:

Basketball Courts
Dog Parks (Big/Small)
Food Truck Park
Open Air Pavilion
Pickleball Courts
Sand Volleyball Court
Splash Pad
Tennis Court

AWARD-WINNING LIFESTYLE

Pomona's lifestyle program includes hundreds of opportunities to gather each year. Whether introducing new neighbors, facilitating resident clubs, or bringing the whole community together for events, our lifestyle program builds lifelong bonds. Visit our social media platforms to learn more!

SMART LIVING FOR HOMEOWNERS

Pomona's state-of-the-art homes enable residents to lead smarter, more balanced lives. The following are standard features that come with your home: monitored alarm system, front door camera, remote access, and automated smart thermostats and lighting.

SCHOOLS

Pomona students attend schools in Alvin ISD zoning, the second largest school district in Brazoria County. Residents can walk to Pomona Elementary and reside within seven miles of the Junior High and High School campuses.

LOCATION

Pomona, in Manvel, Tx, is proud to be at the forefront of growth in this tremendous area where residents enjoy the charm of a small town with the conveniences of the big city. We offer a convenient location near Hobby Airport and The Texas Medical Center, as well as a variety of shopping, dining, entertainment and employment centers. Elevate the every day at Pomona!

HOA DUES & TAXES

The moment you join the Pomona community, you become a member of a thriving homeowners association that adds value in many ways. Annual dues are \$1300 and include:

- Access and upkeep of all amenities, parks, and walking trails
- HomePro monitored security system
- Community Landscape
- Onsite HOA General Manager
- Onsite HOA Lifestyle Manager

The current tax rate for Pomona homeowners ranges from \$3.518 per \$100 valuation to \$3.578 per \$100 valuation; depending on where your home resides within the community.

Visit PomonabyHillwood.com to learn more and view available homes!



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