



BY HILLWOOD COMMUNITIES



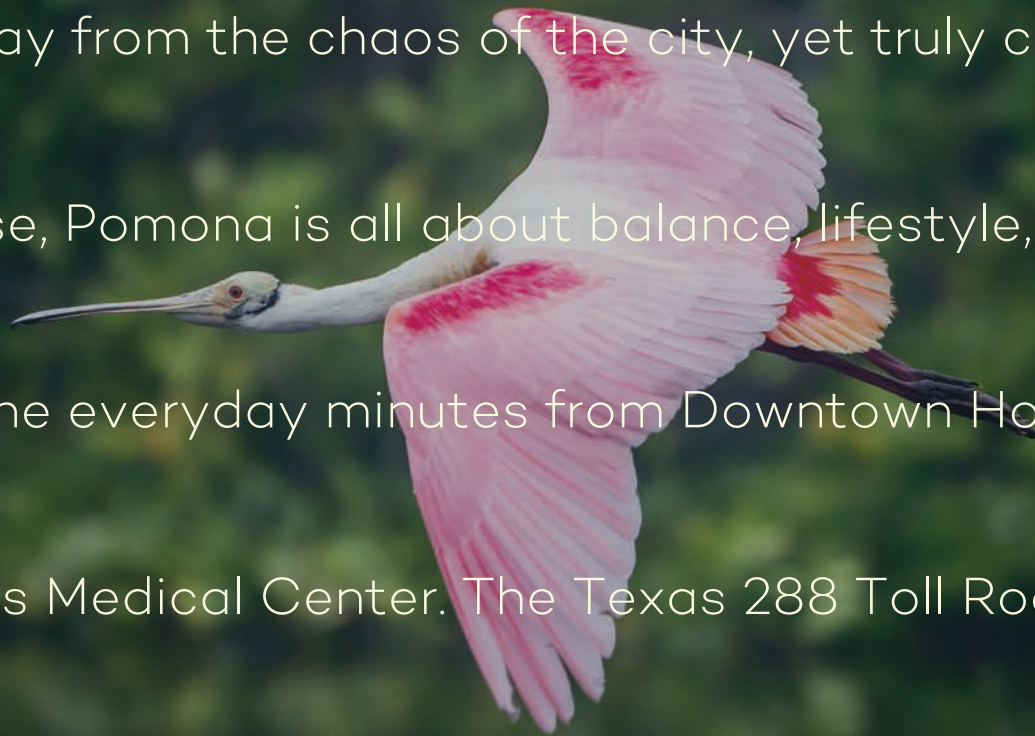
STAY CLOSE  
AND GET AWAY

ELEVATE THE EVERYDAY

Escape to Pomona, just beyond the tall grass and native  
wetlands of Mustang Bayou.

Hidden away from the chaos of the city, yet truly connected in  
every sense, Pomona is all about balance, lifestyle, and family.

Elevate the everyday minutes from Downtown Houston and  
the Texas Medical Center. The Texas 288 Toll Road makes  
your commute a breeze.





LIFESTYLE

# WHERE LIFE TAKES CENTER STAGE

At Pomona, community runs deep and traditions run strong. Here, time slows down just enough to appreciate the charms of the bayou and the moments that make life rich.

## Testimonials

Our Lifestyle Manager has left a lasting impression on us. The lineup of laid-back but lively affairs leave the residents lusting for more. Her laughter is infectious, and her character is laudable. We're so lucky to have her in Pomona!

— Tram Vu

Pomona is the up-and-coming community in the Manvel area. Great family areas and a school! It's the ultimate community to relax and enjoy life. Plenty of community-based activities so you can get to know your neighbors and stay active at the same time.

— Denitra Bruer

ELEVATE THE EVERYDAY

## AMENITIES

# Built to Bring People Together

Designed to promote genuine connection, inspiration, and growth, every amenity shares a unique relationship with the land and nature.

See community map for a full list of amenities.

**Fish Camp**  
*Bait your hook and catch a good time.*

**Trails**  
*Connect with nature and each other on miles of meandering trails.*

**The Grove**  
*Wander through a fruit tree farm, open-air pavilion, half court basketball, dog park, and more.*

## Resort-Style Pools

*Leave the summer heat behind! Open year-round for your enjoyment.*





**Exploration Zone**  
*Let your inner kid enjoy all the fun our park has to offer.*



**The Nectar**  
*This playground is packed with fun! Sway on the swing set, spin your hearts content on the bucket spinners, or play pretend in the charming flower-themed playhouse.*



**The Backyard**  
*Escape to a forested reserve, chill in the treehouse and zipline between 100-year-old trees.*



**The Chrysalis**  
*Your little ones will enjoy this colorful, butterfly themed pocket park that includes education components as well as a play area and event lawn. Residents can relax under our covered open-air pavilion that includes an outdoor kitchen with grill.*



**Fitness Center**  
*Work out anytime on Peloton bikes and treads, TRX bands, rowing machines, and more.*



### Camp Pomona

*Enjoy a gameroom, plan an event, or spend time on The Courtyard with seating and fire pits.*

### The Zone

*Enjoy multiple outdoor sport courts like pickleball, tennis, sand volleyball and basketball. Your little ones can also burn off some energy at the event lawn and splash pad.*



### The Hive

*Geared for ages 1-7, our honeycomb-themed park features slides, swings, climbing elements, and more!*

### The Dock

*Complete with a ramp for electric boats, dock area, kayak launch, boardwalk, and boat ties, The Dock is built for enjoyment on this 18-acre lake right in your backyard.*



## HOMEOWNERS ASSOCIATION

# An HOA with Value

---

The moment you join the Pomona community, you become a member of a thriving homeowners association that adds value in many ways.

### Included in your annual dues:

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

---

**TOTAL: \$1,300**

---

## IN-HOME TECHNOLOGY

# The Evolution of Home

---

Pomona's state-of-the-art initiatives enable homeowners to lead smarter, more balanced lives.

### Home monitoring and automation:

- Monitored alarm system
- Remote access
- Automated smart thermostats and lighting
- Front door camera

*Items above are standard features. Options to upgrade are available.*

## DRAINAGE SYSTEM

# Hurricane Prepared

---

Pomona has proactively prepared for hurricanes and flooding by elevating the land to make it suitable for safe residential home construction.

### For the protection of our residents:

- Homes are windstorm rated (up to 120mph)
- Located near hurricane evacuation routes on Hwy 288 and Hwy 6
- No street flooding during Hurricane Beryl or Hurricane Harvey



# 1,100

MASTERFULLY PLANNED ACRES

# 15

MILES TO DOWNTOWN HOUSTON

# FIVE

AWARD-WINNING BUILDERS

# 300+

COMMUNITY EVENTS EVERY YEAR

# ONE

ONSITE ELEMENTARY SCHOOL



## Award-Winning Lifestyle Program and Manager



The lifestyle at Pomona is everything you want it to be. Really. Our award-winning lifestyle program includes activities that appeal to all residents. Our Lifestyle Manager takes the time to get to know members of the community, so she understands their interests and passions. The result? The best lifestyle program in the entire country, as recognized by the National Association of Home Builders (NAHB). We're extremely proud of these honors and what it means for you and your family when you choose Pomona for your new home.

- Group Fitness Classes
- Paint and Sip Classes
- Community Crafting
- Pomona Littles Reading Group
- Pomona Teen Advisory Board
- Trivia Nights
- Dive in Movie Nights
- Kayaking at Fish Camp
- Community Festivals
- Fishing Tournaments
- Crawfish Boil
- Cooking Classes



# CREATING CONNECTIONS & MAKING MEMORIES

Meet people and make friends who share your interests, from cooking to reading to karaoke! Make the most of every day with adventures and activities just outside your door!



- Baking Classes
- Champagne Tastings
- Cornhole Tournaments
- Yoga
- Bunco
- Holiday Celebrations
- Poker Nights
- Book Club
- Food Trucks
- BBQ Cook Off
- Kite Festivals
- Karaoke



## EDUCATION

# Enrichment for Everyone

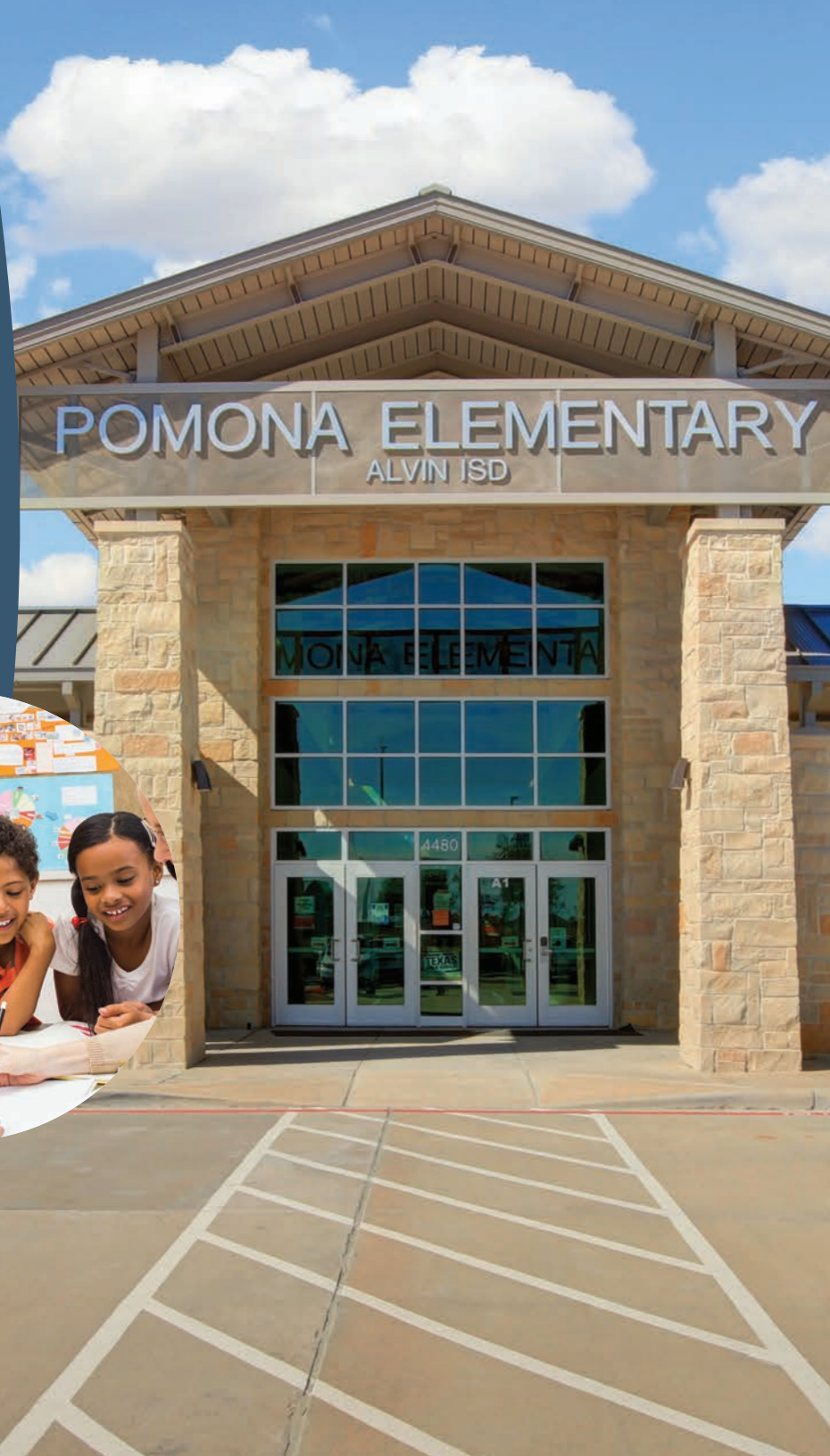
At Pomona, we recognize that education is a lifelong pursuit. Students attend schools within Alvin ISD and enjoy being within walking distance of our new onsite elementary school, and less than seven miles away from the junior high and high school campuses. Residents in pursuit of higher learning are just a short drive away from Houston's leading universities.

## District Snapshot

- POMONA ELEMENTARY SCHOOL (ONSITE) | K - 5<sup>TH</sup>
- RODEO PALMS JUNIOR HIGH | 6<sup>TH</sup> - 8<sup>TH</sup>
- MANVEL HIGH SCHOOL | 9<sup>TH</sup> - 12<sup>TH</sup>

## WITHIN THE COMMUNITY

- *Action Behavior Center for Autism*
- *Avant Garde Montessori School*
- *Pomona Elementary School*
- *The Learning Experience Day Care*



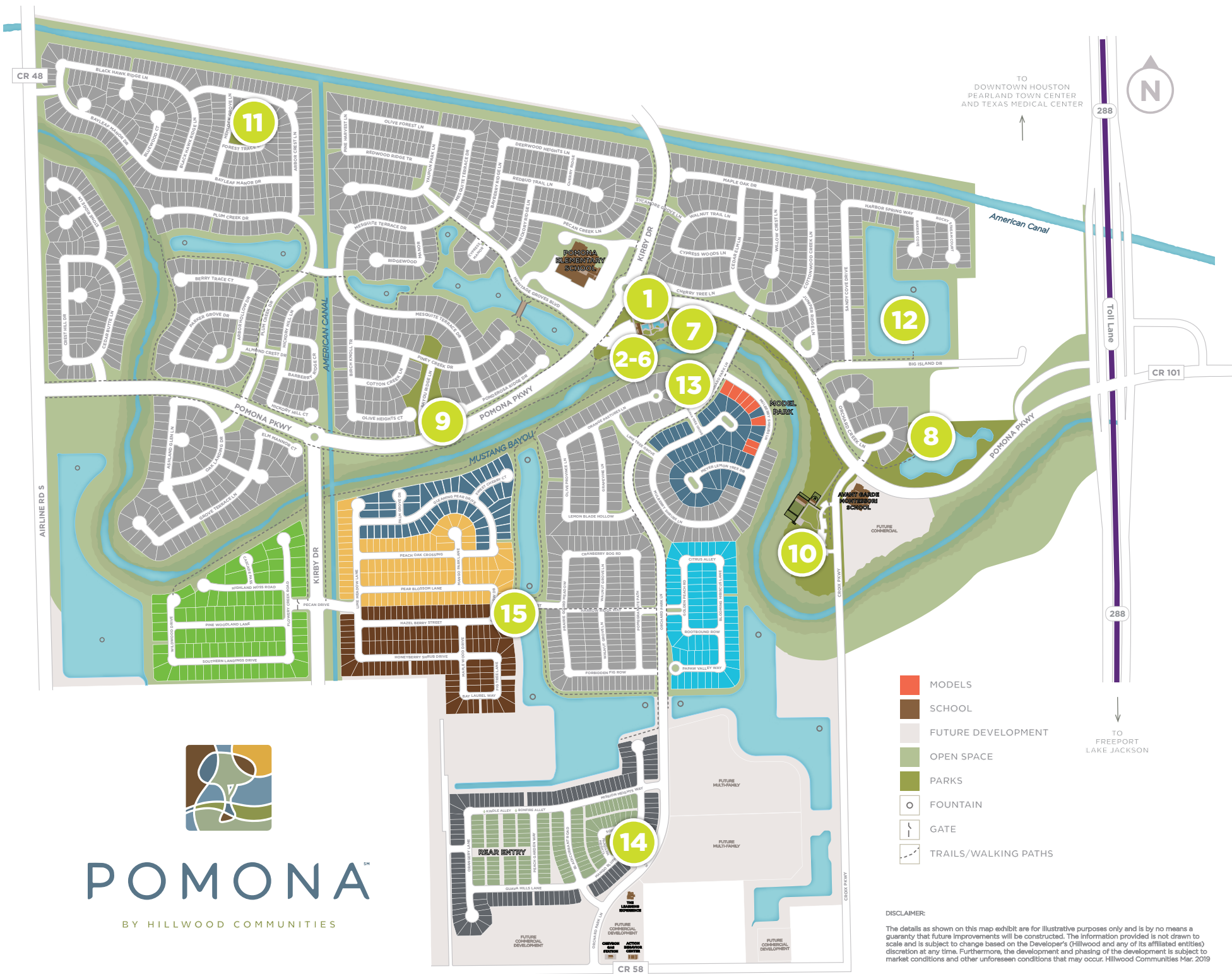
# Escape and Connect. Unwind and Energize.

Pomona is close to everything, but with plenty of breathing room built in. Completion of the Texas 288 Toll Road makes access to the city even more convenient while still giving Pomona the feeling of a tranquil oasis.

## Pomona is:

- MINUTES FROM TEXAS TOLL ROAD 288
- MINUTES FROM STATE HIGHWAY 6 AND BELTWAY 8
- 2 MILES FROM PEARLAND TOWN CENTER
- 5 MILES FROM THE MANVEL TOWN CENTER
- 15 MILES FROM TEXAS MEDICAL CENTER
- 21 MILES FROM THE GALLERIA
- 46 MILES FROM GALVESTON
- 16 MILES FROM WILLIAM P. HOBBY AIRPORT (HOU)
- 17 MILES FROM RICE UNIVERSITY
- 15 MILES TO DOWNTOWN HOUSTON
- 18 MILES FROM THE UNIVERSITY OF HOUSTON
- 38 MILES FROM GEORGE BUSH INTERCONTINENTAL AIRPORT (IAH)





## HOMES FROM THE \$300S TO \$1 MILLION+

40s

REAR  
ENTRY

DAVID WEEKLEY HOMES  
HIGHLAND HOMES

42s  
45s

DAVID WEEKLEY HOMES  
HIGHLAND HOMES

50s

COVENTRY HOMES  
LENNAR

55s

COVENTRY HOMES  
LENNAR

60s

COVENTRY HOMES

60s

GATED

COVENTRY HOMES  
TOLL BROTHERS

70s  
80s

GATED

COVENTRY HOMES  
TOLL BROTHERS



## Amenities

1

**RESORT-STYLE POOLS**  
Poolside cabanas offer a shady spot to relax while kids swim.

2-6

**CAMP POMONA**  
Outdoor living area, event lawn, fitness center, social hall, and fire pits, back porch & grilling area.

7

**EXPLORATION ZONE**  
Stay active and explore this state-of-the-art playground.

8

**FISH CAMP**  
Catch-and-release pond is the perfect place to catch a good time.

9

**THE BACKYARD**  
Zip line, 100-year-old trees, fireplace, and treehouse.

10

**THE GROVE**  
Enjoy a fruit tree farm, open-air pavilion, half court basketball, dog park, and more!

11

**THE HIVE**  
Geared for ages 1-7, our honeycomb-themed park features slides, swings, and more!

12

**THE DOCK**  
E-boat ramp, kayak launch, dock area and boat ties.

13

**THE ZONE**  
Enjoy multiple outdoor sport courts, an event lawn, and a splashpad for your little ones!

14

**THE CHRYSALIS**  
Your littles will enjoy this butterfly themed park with education components, play area, event lawn, and open-air pavilion.

15

**THE NECTAR**  
Sway on the swing set, spin your hearts content on the bucket spinners, or play pretend in the charming flower-themed playhouse.

HOMES FROM THE \$300s TO \$1 MILLION+

# Award-Winning Builders



Coventry Homes represents the very best in quality, award-winning design and skilled craftsmanship that is created when excellence is the only objective.

## David Weekley Homes

David Weekley Homes began in 1976 in Houston, Texas, and is passionate about their customers, building exceptional homes, and the communities in which they live and work.



Consistently ranked among the top new home builders in the nation, Highland Homes provides beautiful homes built for your lifestyle.

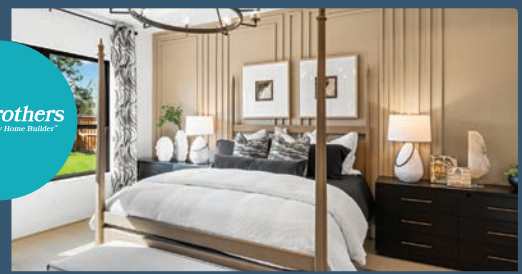
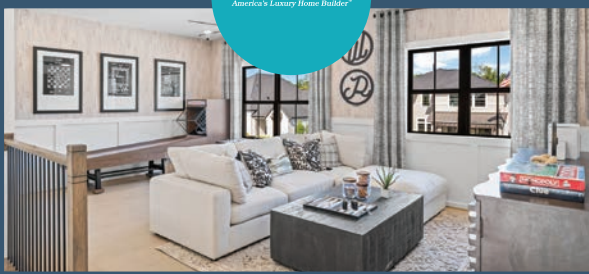
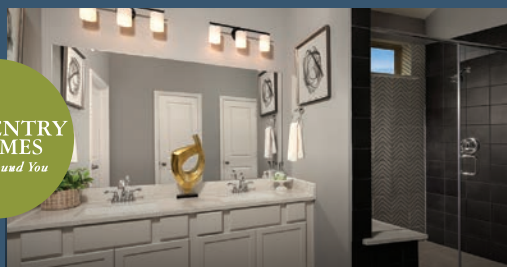
## LENNAR®

Since 1954, Lennar has built over one million new homes for families across America. We build in some of the nation's most popular cities, and our communities cater to all lifestyles and family dynamics.



Committed to superior value, design and craftsmanship, Toll Brothers is the nation's leading builder of luxury homes in premier locations across the U.S.





# About Hillwood Communities

Hillwood, a Perot company, is a premier commercial and residential real estate developer, investor and advisor of properties throughout North America and Europe.

With a diverse portfolio of properties and home to many of the world's leading companies, Hillwood is committed to bringing long-term value to our customers, partners and the communities we serve. Through its Communities division, Hillwood has delivered more than 40,000 single-family lots in more than 100 master planned communities across 13 states and Costa Rica. These communities continue to raise the bar in terms of quality, innovation, and the unmistakable sense of community that sets each property apart. Before laying the physical groundwork for any new residential development, Hillwood Communities takes the time to focus on the ideals that draw people together —and the everyday interactions that strengthen those bonds. By purposefully designing its walkways, gathering spaces, and structural amenities to spark spontaneous encounters and foster shared interests, Hillwood Communities believes in the power of community.

POMONABYHILLWOOD.COM

4545 Pomona Parkway, Manvel, TX 77578

(832) 225-3141

