



POMONASM

BACK 2 BACK



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. 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.

FACTS & FIGURES

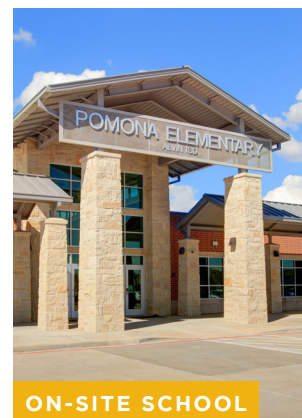
Homes from the \$300s - \$1 Million+
1,100-acre Community / 2,200 Homes at Build-Out

BUILDERS

Coventry Homes • David Weekley Homes
Highland Homes • Lennar • Toll Brothers



THE BACKYARD



ON-SITE SCHOOL



THE DOCK



CAMP POMONA

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!

AMENITIES

- + 3 Unique Parks
- + 24-Hour Fitness Center
- + Courtyard with Firepits
- + Dog Park
- + Fish Camp
- + Floating Dock on 18-Acre Lake
- + Food Truck Park
- + Half Court Basketball
- + Hike and Bike Trails
- + Open Air Pavilion
- + Resort-Style Pools
- + Social Hall

MANVEL

Residents enjoy the charm of a small town with the conveniences of the big city. Pomona is conveniently located near Hobby Airport and The Texas Medical Center, as well as a variety of shopping, dining, entertainment, and employment centers.

SMART LIVING

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.**

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

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THE ZONE COMING SOON

- + Basketball Court
- + Pickleball
- + Sand Volleyball
- + Splash Pad
- + Tennis Court

ALVIN ISD

Residents attend schools in Alvin ISD 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.

- + Pomona Elementary
- + Rodeo Palms Jr. High
- + Manvel High School

The current tax rate for Pomona ranges from:

\$3.179 per \$100 valuation to \$3.249 per \$100 valuation.

HURRICANE PREPARED

- + No flooding in streets during Hurricane Harvey and Hurricane Beryl
- + 100-year floodplain at the gutter line
- + Homes are windstorm rated (up to 120mph)
- + Near hurricane evacuation routes on Hwy. 288 and Hwy. 6

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 worklife that creates.

Learn more at www.HillwoodCommunities.com.

HILLWOOD
COMMUNITIES
A PEROT COMPANY*



Pricing, planned amenities and availability subject to change without notice. 08/24