



MAGNOLIA BEND

ESTATES

COMING SOON

Magnolia Bend Estates is a new acreage community coming soon to the growing Hwy 288 corridor and Iowa Colony.

Located in a serene setting along an existing lake, this unique acreage home community offers the luxury of space with its oversized acreage lots. Enjoy the freedom of acreage living without compromising convenience with shopping, dining and recreation just minutes away.

This new development will offer nineteen 1+ acre lots with 8 adjacent to a community lake and others adjoining a planned City of Iowa Colony park.

Reduced building costs: the finished lots will not require building pads.

Low tax rate with **NO MUD TAXES!**

Tax Rate: \$2.371

HOA Dues: TBD - estimate \$500-\$700 annually

Brazoria County

Alvin ISD Schools

City of Iowa Colony

Water: Privately owned, publicly regulated water system

Sewer: Aerobic sewer systems installed by builder

Gas: Propane

Electric: Underground

*Information is preliminary and subject to change without notice.*

*Buyers should confirm information prior to purchase.*

WWW.STONEMEADOWHOMES.COM



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## OVERVIEW

- Lots priced from the upper \$100'S- mid \$200'S
- 1+ acre lots
- Homesites average 131' - 150' wide

## UNIQUE ACREAGE OPTIONS

### PLENTY OF SPACE FOR

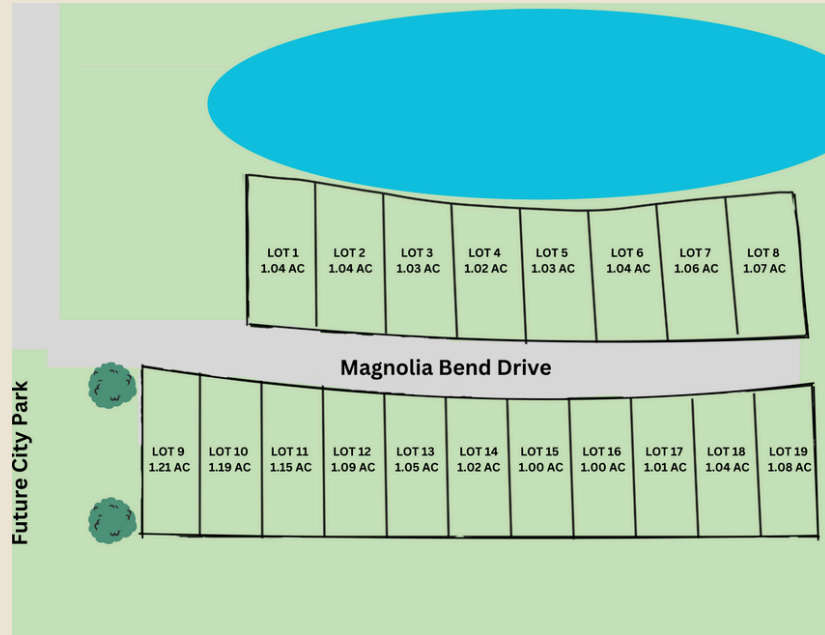
- Extra Garages & Workshops
- Outdoor Entertaining
- Pool
- Guest home
- Storage for toys (Rv's, 4 wheelers, etc)

## LOCATION

- City of Iowa Colony
- Alvin ISD Schools
- Easy access to Hwy 288S, Hwy 6, FM 1462, Future Grand Parkway

## NEARBY

- Iowa Colony High School/Freedom Field - 1.5 miles
- Manvel Town Center - 5 miles  
Dining & shopping, HEB
- Pearland - 10 miles  
Pearland Town Center, Costco, dining, shopping
- Alvin - 13 miles
- Sugar Land - 21 miles
- Freeport - 37 miles



Distances are approximate. Information subject to change without notice. Buyers to verify prior to purchase.

