THE LOCAL'S GUIDE TO

Tomball & Magnolia

By Bonnie Collins

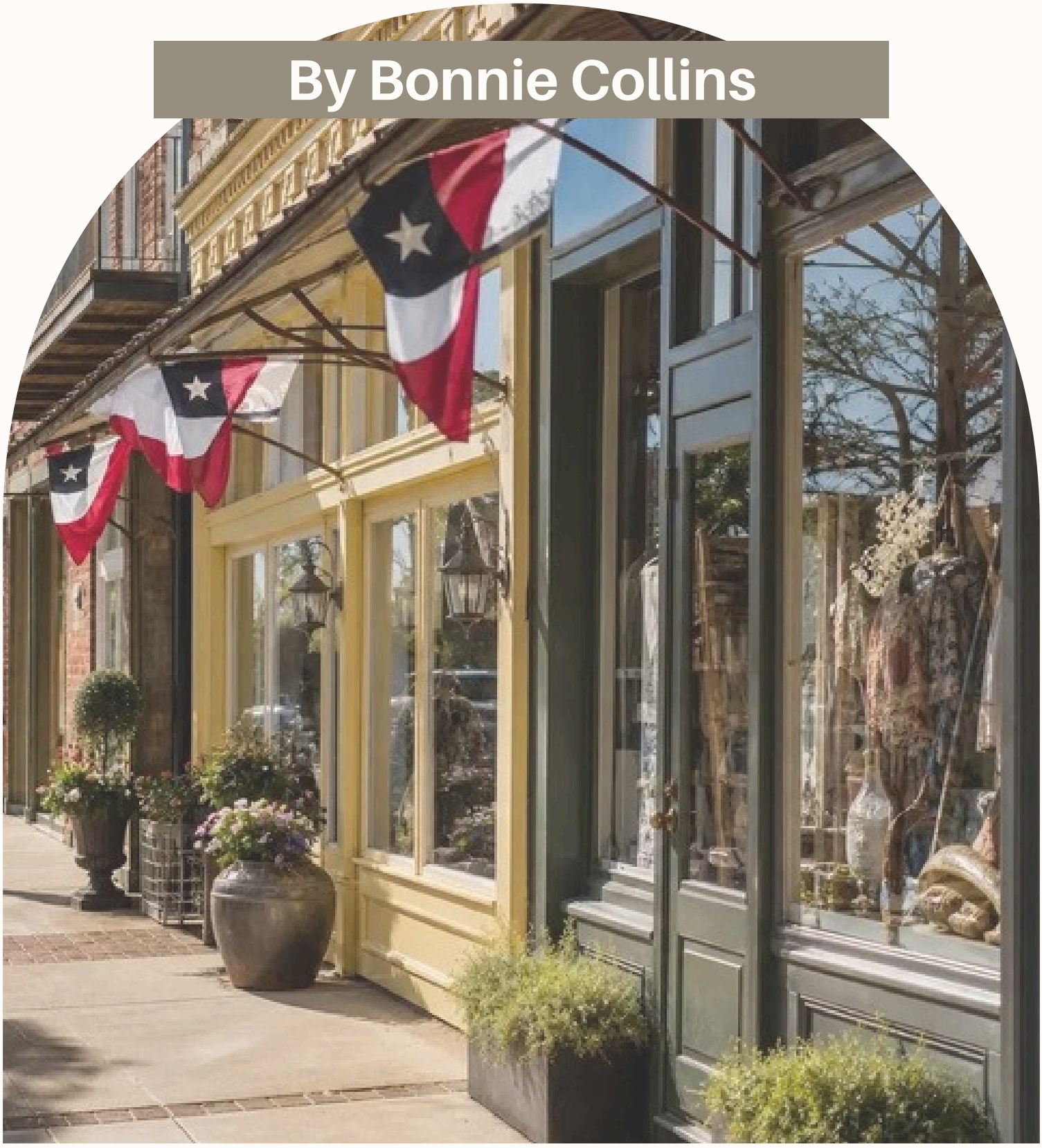


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About

Bonnie Collins

I'm Bonnie Collins, an associate broker with 13 years of real estate sales and leadership experience. I've helped nearly 600 families buy and sell real estate. Buying a home isn't just about square footage. It's about finding the place where your everyday life lives the way you want it to.

Houston is my hometown, and I've helped families across the greater Houston area find their place since 2013. Having moved across state lines twice, I understand that a move is about more than finding a house. It's about building a life that feels like home.

Outside of real estate, I love traveling with my husband of 24 years, shopping with our adult daughter, playing video games with our teenage son, and walking our two dachshunds.

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Living In Tomball and Magnolia



I'm here to give you all the details you need to know about Tomball and Magnolia, whether you already live here or are considering a move. There are so many lovely things about life in this corner of North Houston, and I'm excited to share them with you.

REASONS PEOPLE MOVE TO TOMBALL & MAGNOLIA

Small-Town Charm, Big-City Access

Room to Spread Out (Acreage + Wooded Lots)

Historic Old Town Tomball

Award-Winning BBQ + Local Eats

Master-Planned Communities with Resort-Style Amenities

Festivals, Farmers Markets + Live Music

WHERE TO GET BRUNCH

In Tomball & Magnolia

01

Eden Table

33418 Egypt Ln, Magnolia

Southern Brunch + Cocktails

02

Victory Pie Co.

Pine St, Old Town Tomball

All-Day Breakfast + Pie

03

Manna Bread from Heaven

306 Commerce St, Tomball

Bakery Café

04

Pengus's Place

17902 FM 1488, Ste C, Magnolia

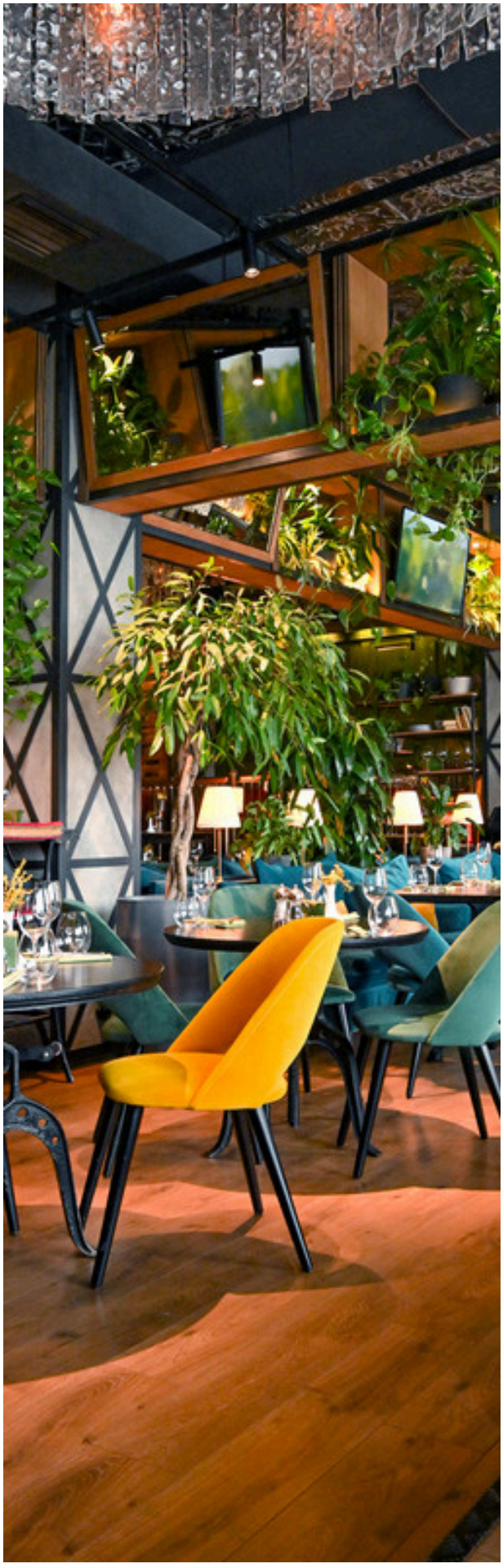
Full British Breakfast

05

Magnolia Diner

Magnolia

1950s-Style Diner



WHERE TO GET DINNER

In Tomball & Magnolia



01

Old Town Tomball

Tejas Chocolate + Barbecue

Re:Bar

Victory Pie Co.

Every-Bellies

Graze

02

Greater Tomball

Tony's Italian Delicatessen

Paradigm Brewing Co.

Los Cucos

El Tiempo

Lupe Tortilla

03

Magnolia

WanderCrust Pizza Co.

Treehouse Cafe

Julio's Mexican Grill

Pizzaiolo's

Magnolia Diner

04

More Magnolia Favorites

The Republic Grille

Eden Table

Pengus's Place

The Meating Place BBQ

Mikado Asian Cuisine & Sushi



DATE NIGHT

In Tomball & Magnolia

01

Graze

425 W Main St, Tomball

GastroPub + Craft Cocktails

02

Tejas Chocolate + Barbecue

200 N Elm St, Tomball

MICHELIN-Recognized BBQ

03

WanderCrust + Detour Wine Bar

312 Commerce St, Magnolia

Pizza, Wine + Live Music

04

The Republic Grille

30340 FM 2978, Magnolia

Elevated Southern

05

Paradigm Brewing Co.

2130 S Persimmon Ln, Tomball

Craft Beer Under String Lights

THE BEST COFFEE

In Tomball & Magnolia



01

Honor Society Coffee Co.

Tomball

A husband-and-wife-owned shop in a converted house, roasting their own beans. Known for creative seasonal lattes.

02

Bake Me Happy

Tomball

A Turkish bakery serving authentic Turkish coffee and a Dubai chocolate latte, alongside fresh pastries and savory börek.

03

Sycamore Coffee Co.

33130 Magnolia Cir, Magnolia

A community-focused neighborhood coffee shop in the heart of Magnolia, perfect for a slow morning or catching up with a friend.

04

Barbarossa Coffee

Tomball 2920/99

A local roaster whose beans show up in cafés all over the area. Go straight to the source.

THINGS TO DO

In Tomball & Magnolia

01

Tomball Farmers Market

Old Town Tomball · Saturdays

Every Saturday morning in Old Town. Local produce, baked goods, international food, and handmade finds from area vendors.

02

Main Street Crossing

Old Town Tomball

An intimate listening room in a historic former church, hosting country, folk, blues, and Americana artists.

03

Texas Renaissance Festival

FM 1774, Todd Mission

The largest Renaissance festival in the country, just up the road from Magnolia. A fall-weekend tradition for local families.

04

Tomball Railroad Depot

Old Town Tomball

A restored 1907 train depot with vintage memorabilia and an award-winning model train collection.

05

Kleb Woods Nature Center

Tomball

Wooded trails and birding. Nearby Burroughs Park adds fishing, a big pond, and a playground.

06

DeepRoots Vineyards

18444 SH 249, Plantersville

Wine tastings, live music, and their popular Alpacas & Wine Saturdays, a short drive north of Tomball.



SMALL BUSINESSES TO SUPPORT

In Tomball & Magnolia

01

The Golden Knob

Women's Clothing Boutique

104 Commerce St, Tomball

02

Cloud Chief & Co.

Turquoise Jewelry + Western Goods

Old Town Tomball

03

Mercy House Global

Fair-Trade Gifts + Candle Classes

Old Town Tomball

04

The Book Attic

New + Used Bookstore

Tomball

KID FRIENDLY INDOOR ACTIVITIES

In Tomball & Magnolia

01

Tomball Railroad Depot

Old Town Tomball

Little train lovers can explore a restored 1907 depot and watch the working model trains.

02

Craft Chicks

Tomball

Sign painting, cookie decorating, watercolor, and resin workshops in a colorful, glittery studio.

03

Houston Glassblowing

Tomball

Guided glassblowing experiences with a real instructor. Best for older kids and teens.

04

Main Event

Tomball

Bowling, laser tag, arcade games, and dining all under one roof. A rainy-day favorite.

05

Tomball Bowl

Tomball

A classic bowling alley with an arcade and family deals.

06

Terrarium Plant House

Old Town Tomball

Build your own succulent terrarium to take home. A fun hands-on outing for kids and grown-ups.

Choosing The Right Neighborhood In Tomball & Magnolia



When moving to a new city, finding the right neighborhood is just as important as finding the right house or apartment. Consider what matters most to you, like schools, parks, or public transportation. Think about practical stuff too, like commute times, nearby amenities, and safety.

To make your search easier, I've pulled together a list of my favorite neighborhoods and communities in the area.

These areas have a great reputation, offer a high quality of life, and are conveniently located. They have much to offer everyone considering them.

Whether you're looking for top-rated schools, beautiful parks, or a friendly and involved community, you'll find something on this list that catches your eye.

EXPLORE THE TOP NEIGHBORHOODS IN TOMBALL & MAGNOLIA

The information in this guide is for general informational purposes only, gathered from public records and third-party sources believed to be reliable but not guaranteed, and subject to change without notice. Bonnie Collins, the Bonnie Collins Group, and Keller Williams Realty The Woodlands make no warranty as to accuracy and assume no liability for errors or omissions. Buyers and their agents are responsible for independently verifying all information.

Welcome To Old Town Tomball



Tomball's historic heart, where the 1907 railroad depot, Main Street shops, and some of the area's best restaurants sit within a few walkable blocks. Festivals, live music, and the Saturday farmers market keep it lively year-round.

WHAT TO EXPECT

Small-town streets with festivals and live music around the corner

THE INVENTORY

Historic cottages, bungalows, and newer infill homes

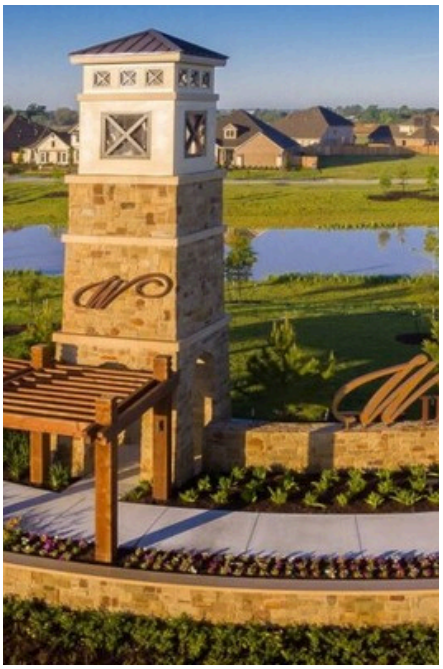
THE PERKS

Walk to coffee, dinner, the farmers market, and live music

YOU'LL FALL IN LOVE WITH

The historic charm and small-town feel

Welcome To Wildwood at Northpointe



A 700-acre master-planned community by Friendswood Development, set among lush, forested land in Tomball. Wooded surroundings and community amenities make it a favorite for families who want space and nature without giving up convenience.

WHAT TO EXPECT

Tree-lined streets, trails, and a wooded setting

THE INVENTORY

Single-family homes

THE PERKS

Master-planned amenities with easy access to SH 249

YOU'LL FALL IN LOVE WITH

Nature and space close to everything

Welcome To Woodtrace





An award-winning master-planned community near Tomball and Pinehurst, named Best Overall Community at the 2021 Texas Star Awards. Woodtrace pairs new construction with community amenities and quick access to SH 249.

WHAT TO EXPECT

A newer community with a strong neighborhood feel

THE INVENTORY

New-construction single-family homes

THE PERKS

Community amenities and quick access to SH 249

YOU'LL FALL IN LOVE WITH

Award-winning community design

Welcome To Audubon





A 3,000-acre master-planned community in Magnolia designed around nature, with trails, water features, and wildlife viewing throughout. Club Audubon anchors the community with a resort-style pool and gathering spaces.

WHAT TO EXPECT

Nature trails, water features, and wildlife viewing

THE INVENTORY

New construction from multiple builders

THE PERKS

Club Audubon with a resort-style pool

YOU'LL FALL IN LOVE WITH

Nature right outside your door

Welcome To
High Meadow Ranch





Luxury custom homes on 1 to 10 acre lots in Magnolia, in a horse-friendly community with a golf club and restaurant, pool, tennis courts, and ball fields. Perfect for buyers who want room to breathe and country-club amenities.

WHAT TO EXPECT

Space, privacy, and a horse-friendly community

THE INVENTORY

Luxury custom homes on 1 to 10 acre lots

THE PERKS

A golf club with a restaurant, pool, tennis courts, ball fields, and a horse-friendly setting

YOU'LL FALL IN LOVE WITH

Room to breathe



Schools In Tomball & Magnolia

Tomball and Magnolia are home to so many great schools. Most families have no problem finding the right fit, whether that's a neighborhood public school in Tomball ISD or Magnolia ISD or one of the area's private options. I've included a list of private options on the next pages. This list is not exhaustive. If you'd like to learn more about any of these schools, I can likely connect you with a client or friend whose children go there.

For details on public school options, visit tomballisd.net and magnoliaisd.org.

PRIVATE

Lower Schools in Tomball & Magnolia

01

Salem Lutheran School

Tomball

Grades Pre-K–8

A Lutheran Christian school offering faith-based academics from preschool through middle school.

02

St. Anne Catholic School

Tomball

Grades Pre-K–8

A Catholic school pairing strong academics with faith formation in the heart of Tomball.

03

Great Oak School

Tomball

Grades Pre-K–8

Hands-on, arts-integrated learning rooted in the Waldorf approach.





PRIVATE

Upper Schools in Tomball & Magnolia

01

Concordia Lutheran HS

700 E Main St, Tomball

Grades 9–12

A Lutheran Christian high school known for its wide range of extracurriculars, athletics, and fine arts.

02

Rosehill Christian School

19830 FM 2920, Tomball

Grades Pre-K–12

A Christian school serving students from Pre-K through 12th grade, with a strong athletics program.

03

Legacy Preparatory

9768 Research Forest Dr, Magnolia

Grades Pre-K–12

A Christian college-prep academy serving families across Magnolia and The Woodlands.

OVERVIEW

Buying A Home In Tomball & Magnolia

STEP 1

Connect With Me

If we haven’t set up a time to meet, reach out now. We’ll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I’d be happy to share my list of recommended local lenders.

STEP 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

STEP 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

STEP 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

Are you ready to buy or sell in Tomball or Magnolia?

I hope this guide was valuable to you as you consider life in Tomball and Magnolia. If you're interested in buying or selling here, I'd love the opportunity to discuss your goals. You can schedule a time with me at the link below or give me a call to set up a time.

SINCERELY,

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