

MARVIDA



Live. Play. Relax.

Master Plan

Marvida is a pocket of paradise for adventurous families who want it all, including innovative home designs, premium amenities and unparalleled value.

- G **GATED SECTION**
- ✳ **ISLAND AMENITY VILLAGE**
COMING SOON
- ★ **MODEL HOMES**
 - Ashton Woods
 - CastleRock
 - Chesmar
 - Clay Residential
 - D.R. Horton
 - Devon Street
 - Gehan
 - Lennar
 - Long Lake
 - M/I Homes
 - Tricoast
 - Westin
- ★ **MODEL HOMES**
COMING SOON
 - Centex
 - K Hovnanian
 - KB Home
- ★ **MODEL HOMES**
COMING SOON
 - Perry



ABOUT THE Developer

Land Tejas is one of the largest developers of master-planned communities in the greater Houston area. In 2019 Land Tejas was ranked the #1 developer of residential lots in the Houston market based on number of lots developed and sold. During its 25-year history, Land Tejas has developed in excess of 30,000 lots and 16,500 acres of land into master-planned communities. Land Tejas currently has 11 active communities. It is known for bringing the first Crystal Lagoons® amenity to Texas when it opened the Humble lagoon in Balmoral in 2018, again in 2020 at the Texas City 12-acre lagoon in Lago Mar and more on the way.

Models Open Daily!



Ashton Woods



CastleRock Communities



Centex



Clay Residential



Chesmar Homes



Devon Street Homes



D.R. Horton



Gehan Homes



Hamilton Thomas Homes



KB Home



K. Hovnanian Homes



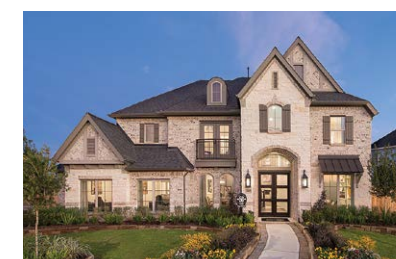
Lennar Homes



Long Lake



M/I Homes



Perry Homes



Tricoast Homes



Westin Homes

*Conceptual rendering. Subject to change without notice. 4/22.



THE ISLAND
AMENITY VILLAGE

Anchored by a luxurious lazy river and a gorgeous clubhouse, the amenity complex will offer so many ways to beat the heat and enjoy the ultimate staycation.



Coming Soon!



- 1 CLUBHOUSE
- 2 LAZY RIVER
- 3 LAP POOL
- 4 TENNIS COURT
- 5 EXERCISE STATIONS
- 6 FIRE PIT
- 7 DOG PARK
- 8 SAND VOLLEYBALL
- 9 SPLASH PAD
- 10 PAVILION
- 11 EVENT LAWN
- 12 PLAYGROUND
- 13 GREEN BOLT TRAIL
- 14 BOCCE BALL COURT
- 15 BASKETBALL COURT

READY TO Play!

Boasting access to the outstanding amenities available at sister communities Miramesa, Canyon Lakes West and Stone Gate, Marvida offers active families their choice of four parks for the kids, three clubhouses where you can meet up with friends, three gorgeous pools, three state-of-the-art workout facilities, two tennis courts, a basketball court and a dog park for your furry friend.

The best part? You can start to play as soon as you unpack!

* Conceptual rendering. Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 4/22

HIGHLY RATED Schools

Cypress-Fairbanks ISD is the state's third largest school district, serving more than 116,500 students at 91 schools, including those zoned to Marvida.



ANDRE ELEMENTARY

8111 Fry Road
281-463-5500 • cfisd.net/Andre



ROWE MIDDLE SCHOOL

7611 Westgreen Boulevard
346-227-6220 • cifd.net/rowe



CYPRESS PARK HIGH SCHOOL

7425 Westgreen Boulevard
346-227-6000 • cifd.net/cypark

Consistently ranked among the top 10 districts by Niche.com, CFISD boasts a 93% graduation rate with high school students performing above average on AP, SAT and ACT tests.

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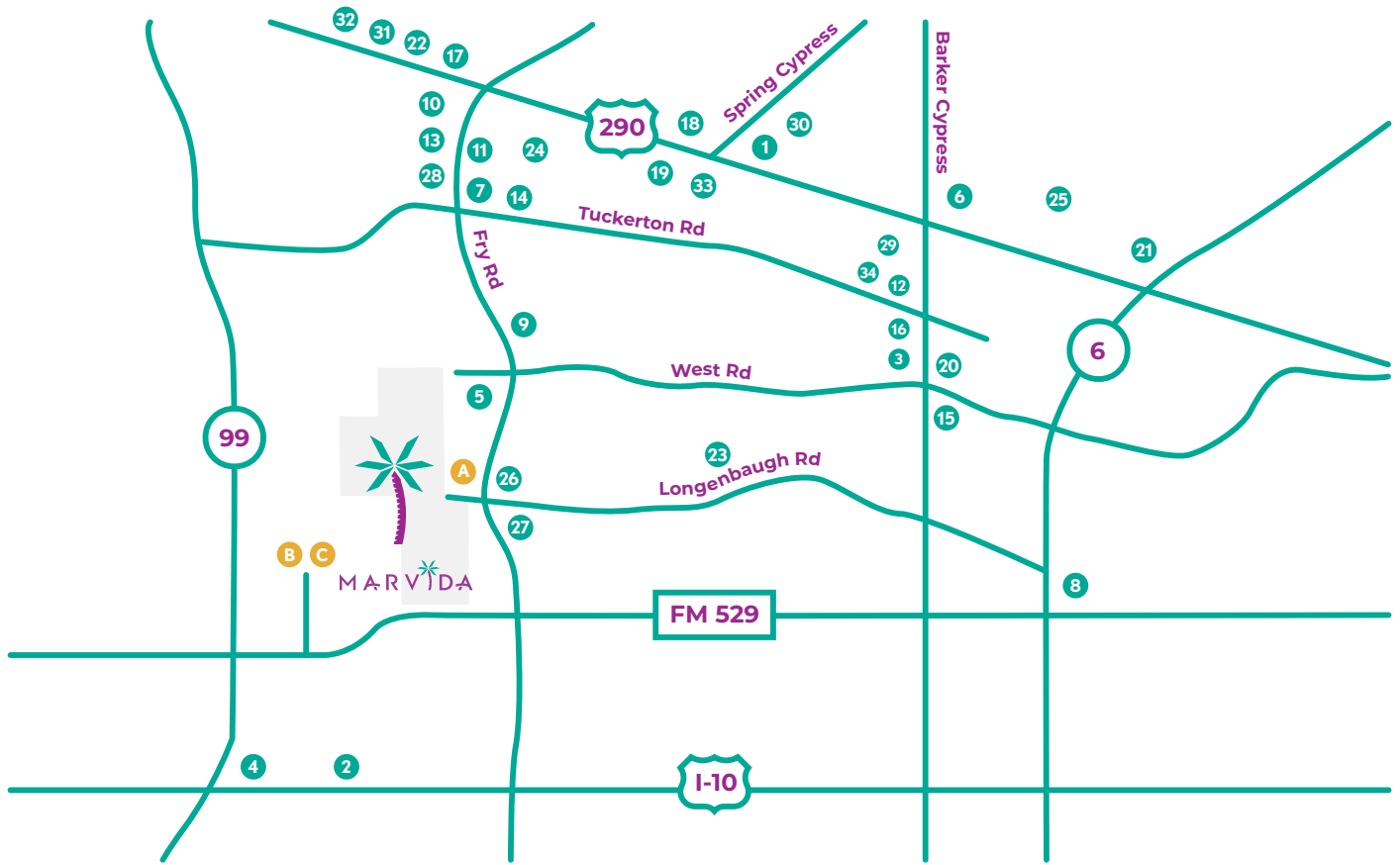
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IT'S ALL ABOUT Location



CY-FAIR ISD

- A Andre Elementary
- B Rowe Middle School
- C Cypress Park High School

MUSEUMS

- 1 Play Street Museum - Cypress

COLLEGES & UNIVERSITIES

- 2 Houston Community College - Katy Campus
- 3 Lone Star College CyFair
- 4 University of Houston - Victoria at Katy

DAYCARE

- 5 Children's Lighthouse of Cypress - Canyon Lakes West
- 6 Imagine Early Education & Childcare - Cypress
- 7 The Goddard School of Cypress

ENTERTAINMENT

- 8 Copperfield Bowl
- 9 Star Cinema Grill

FITNESS

- 10 Blackhorse Golf Club
- 11 Life Time
- 12 Orangetheory Fitness
- 13 Pure Barre

GROCERY STORES

- 14 H-E-B
- 15 ALDI
- 16 Kroger Marketplace
- 17 Costco

HOME IMPROVEMENT

- 18 The Home Depot
- 19 Lowe's Home Improvement

HOSPITALS & MEDICAL

- 20 CareNow Urgent Care - Cypress
- 21 HCA Houston Healthcare North Cypress
- 22 Memorial Hermann Cypress Hospital

PARKS

- 23 Richard & Meg Weekley Park
- 24 Cypress Creek Lakes Park
- 25 Bud Hadfield Park

RESTAURANTS & DRINK

- 26 Marco's Pizza
- 27 Starbucks
- 28 Local Table
- 29 The Union Kitchen
- 30 Burro & Bull Barbecue

SHOPPING & MORE

- 31 Fairfield Town Center
- 32 Houston Premium Outlets
- 33 Target
- 34 The Boardwalk



New Homes
HIGH \$200s-\$500s
MarvidaHouston.com

MARVIDA
A Land Tejas Community

