

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
 - Devon Street
 - Hamilton Thomas
- ★ MODEL HOMES**
 - KB Home
- ★ MODEL HOMES**
 - Perry
- ★ MODEL HOMES**
 - Centex
- ★ MODEL HOMES**
 - Gehan
 - Long Lake
 - M/I Homes
 - Tricoast
 - Westin
- ★ MODEL HOMES**
 - K. Hovnanian
- ★ MODEL HOMES**
 - Chesmar

ABOUT THE Developer

Since its inception in July 2007, Starwood Land has acquired more than 40,000 homesites in over 90 communities in 11 states, and has developed and sold more than \$1.4 billion of residential land and homesites. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood Land has invested more than \$1 billion in superior residential communities throughout the United States.

In late 2021, Starwood Land acquired a 10-community, 16,000-homesite portfolio from Land Tejas, Houston's foremost developer of master-planned communities. During its 25-year history, Land Tejas has developed in excess of 30,000 lots and 16,500 acres of land. It is known for bringing the first Crystal Lagoons® amenity to Texas.

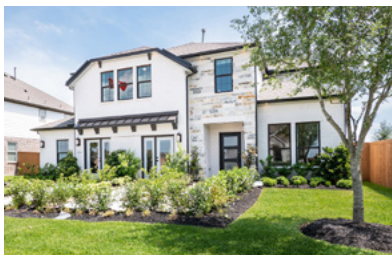


*Conceptual rendering. Subject to change without notice.1/23.

Models OPEN DAILY!



Ashton Woods



CastleRock Communities



Centex



Clay Residential



Chesmar Homes



Devon Street Homes



Gehan Homes



Hamilton Thomas Homes



KB Home



K. Hovnanian Homes



Long Lake



M/I Homes



Perry Homes



Tricoast Homes



Westin Homes



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.



FUN IN THE Sun

LAZY RIVER
PLAYGROUNDS
DOG PARK
WORKOUT FACILITIES
SPORT COURTS

GET Social

CLUBHOUSE
EVENT LAWN
SHADED PAVILION
FIRE PIT

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!*



THE ISLAND

Coming Soon!

AMENITY VILLAGE



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

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.



WALKER ELEMENTARY

6424 Settlers Village Drive
281-345-3200 • cifd.net/walker



ANDRE ELEMENTARY

8111 Fry Road
281-463-5500 • cifd.net/andre



ROWE MIDDLE SCHOOL

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



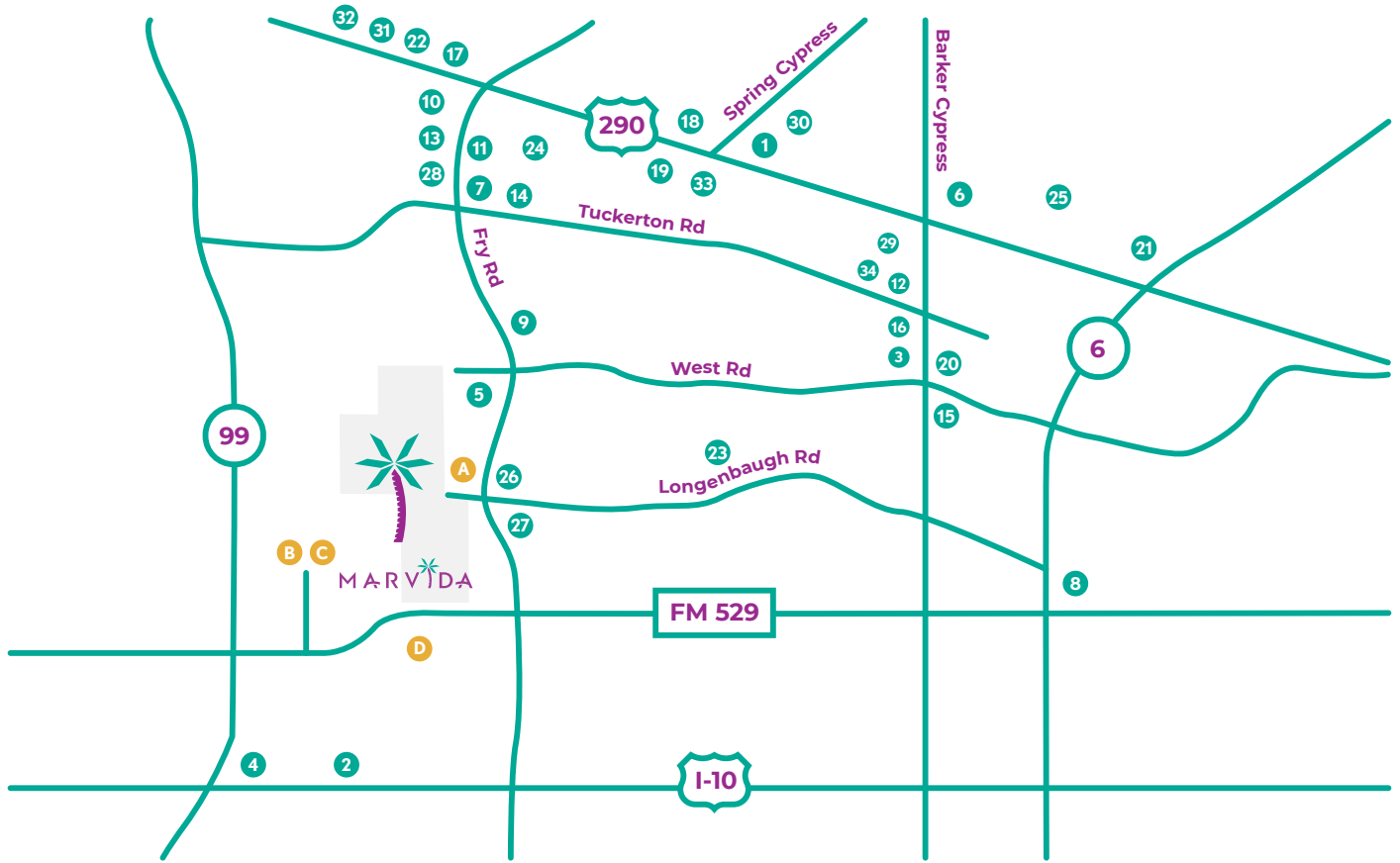
CYPRESS PARK HIGH SCHOOL

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.

*Schools subject to change without notice. For the most up to date school zoning, please visit the Cypress-Fairbanks ISD website.

IT'S ALL ABOUT Location



CY-FAIR ISD

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

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



LAND★TEJAS
— Est. 1997 —



Scan to learn more
about the developer



*Information contained herein is subject to change, correction, errors and omissions. Amenities Grand Opening date is subject to change without notice. 02/23

