

# PLANNED COMMUNITIES IN FORT BEND COUNTY

(With a minimum designed development population of 1,000 residents)

**As of November, 2010**

Master Planned Communities are one of the key factors underlying the success of Fort Bend County. Deed restrictions, active home owners associations, a focus on quality and high standards serves as a magnet to those looking to move or relocate within or to the Houston area. While the rest of the country experiences deflation in home prices, Fort Bend continues to have appreciation in both median and mean home values, notwithstanding the recession. Also inventory rates are under 6.5 months in each of the Fort Bend HAR areas indicating future appreciation potential. Finally, 3 of the top 10 fastest growing Master Planned Communities in the Country are in Fort Bend County. A testament to the drawing power of master planned communities, good schools, low crime rates, and highway infrastructure is the fact that Fort Bend County accounts for 8% of the regional population, yet captured 16% of the new home market share in the Houston region.

The total designed development population (DDP) for the 38 planned communities contained in this report is expected to exceed 300,560 persons. DDP within the communities is based on the total estimated lots for each community x 3.14 people per lot (a historical benchmark population per lot). Assuming Fort Bend County's population doubles over the next 10 to 20 years, we will add another 500,000+ people in Fort Bend. The planned communities represented here account for approximately 60% of the needed housing stock to meet future growth needs of the county.

**Aliana** is a 2,044 acre master-planned, resort-styled, luxury multi-use community. The tract is adjacent to two of the most exclusive private clubs in Greater Houston, Shadowhawk and the Houstonian Golf and Country Club. The residential components of *Aliana* will offer a range of townhome, condo and single-family residences starting around \$275,000. The centerpiece and predominant residential identity of *Aliana* will be higher-end and estate homes with large lots and total values of upwards to \$2+ million. *Aliana's* master plan also calls for an identity centerpiece town/village center component with chic retail shops and restaurants, jewel box offices, designer townhomes and condos, and hospitality/spa/event facilities. Adjacent to the north and south of this town center area along the Grand Parkway, there will also be sites for campus-style office and medical facilities and for big box retail stores. In addition, there will be commercial and retail sites at key locations along FM 1464.

<b>2010 Estimated Population:</b>	<b>415</b>
<b>Designed Development Population:</b>	<b>15,000</b>

**Bonbrook Plantation** is currently being developed in Rosenberg, Texas by John Taylor. This 800-acre family oriented community will offer its residents a recreation center, jogging trails, soccer fields and tennis courts.

**Directions:** Take Hwy 59 South to the Reading Road exit and the subdivision is located at the corner of Benton and Myers Roads.

**2010 Estimated Population:** 1,482

**Designed Development Population:** 5,024

**Cinco Ranch Southwest** was originally developed in Katy, Texas and owned by Newland Communities. Cinco Ranch has 3 sections, Cinco Ranch East, Cinco Ranch West and Cinco Ranch Southwest. Cinco Ranch East and Cinco Ranch West have already been built out. Cinco Ranch Southwest is located in West Houston, 30 miles from downtown. Cinco Ranch is located in Katy ISD and has a total of 11 schools within the community, and a University of Houston System campus. Cinco Ranch has many amenities for residents to enjoy, including a pedestrian-friendly village center, 7 recreation centers, beach club, water parks, a daily-fee world championship eighteen hole golf course, lakes, a library, parks and services. There will be 2,373 lots at full build out and have 2,346 acres.

**Directions:** Located in the West Houston/Katy corridor of Houston 1.5 miles south of I-10W with frontage on the east and west sides of the Grand Parkway (Texas 99)

**2010 Estimated Population:** 7,134

**Designed Development Population:** 7,451

**Cross Creek Ranch** is being developed by Trendmaker Development Company. This 3,200-acre housing development is located north of 1093 & east of downtown. There will be 300 acres of lakes and 150 acres in Flewellen Creek Park located within Cross Creek Ranch. The homes are priced from \$190,000 - \$650,000 and have resort-style amenities, have four schools, retail & office space. There will be 400 acres dedicated to open space and 25 miles of trails. Residents will truly value the authentic small town ambience of Fulshear, Texas.

**Directions:** From the Grand Parkway (Hwy. 99) or Westpark Tollway, take the FM 1093 exit and continue west approximately 5.6 miles to the entrance of Cross Creek Ranch. The community is located just west of FM 1463 on the north side of 1093.

**2010 Estimated Population:** 1,181

**Designed Development Population:** 18,840

**Dell Webb Community** is designed for senior lifestyles. Dell Webb will be a place where amenities and lifestyle, the indoors and outdoors, daytime and evening, all come together to create a community. You can be close to the big city of Houston, yet a short distance to either the quiet, peaceful country with winding creeks and soft prairie, or the call of the ocean along the shores of Galveston Bay. Just down the street from the charming town of Richmond where diners, boutiques, and shops are reminiscent of southern history, and just blocks away from any convenience you may need. This community will be opening in early 2011.

**Directions:** Take US 59 South to FM 762 and turn right. Continue approximately 0.25 miles. The Del Webb Community will be on the right.

**2010 Estimated Population:** 0

**Designed Development Population:** 4,710

**Firethorne** is being developed by Jefferson Development Co. in the Fulshear area of Fort Bend County. This 1,400 acre project is located along FM 1463 north of downtown Fulshear just south of I-10 and will house 3200 homes. Homes priced from \$100,000 - \$800,000, with a planned elementary school and 37 acres of commercial space reserves. There will be 180 acres green space, lakes & parks with recreational amenities.

**2010 Estimated Population: 3,407**  
**Designed Development Population: 11,304**

**Fulbrook** is being developed by DHK Development, Inc. and Betz/Taracorp Ventures in western Fort Bend County. This 908-acre Brazos River frontage tract near Fulshear is being developed as a master-planned, ecologically advanced estate lot community. Over 200 acres will be permanently reserved for natural open space. A series of hiking and equestrian trails throughout the 200-acre nature preserve will connect the separate villages of homes.

**Directions:** Located on FM 1093 west of Fulshear. From the Grand Parkway, go west on FM 1093 for 9 miles to Flusher. Take a left at the first red light and travel 1.2 miles to the Fulbrook entrance.

**2010 Estimated Population: 581**  
**Designed Development Population: 1,507**

**Fulshear Creek Crossing** contiguous & immediately south of downtown Fulshear. This 670 acre community with 1100 homes will be priced from \$300,000 - \$500,000. There will be 30 acres of office and commercial space and 110 acres of parks & open space with 4 miles of trails n. Fulshear Creek and Fulshear Lake will be a part of this community with a Lake Club for resident sand. Small town ambience as sister community Fulbrook and Fulshear Towne Center. Fulshear Creek Crossing conceptual plan for 560 acres south of City Hall. This project also includes a southern extension of Downtown Fulshear with significant drainage improvement linking Fulshear Lake with Fulshear Creek.

**2010 Estimated Population: 113**  
**Designed Development Population: 3,454**

**Grand Mission** is being developed in Fort Bend County by MHI Home Building Group & David Weekly Homes. The 1,200 acres is located at FM 1093 and Harlem Road near the Harris/Fort Bend county line. Amenities include a fitness center, green belts, walkways and playgrounds.

**Directions:** Take I-10W to Grand Parkway and go left on Grand Parkway. Exit FM 1093 and turn left and proceed to Harlem Road.

**2010 Estimated Population: 4,427**  
**Designed Development Population: 9,225**

**Great Oaks** is being developed in Fort Bend County by Amvest Properties, Inc. This 170-acre planned community will have 600 lots at completion with Lennar and Centex Homes as the builders. Prices for the homes range from the \$100's to \$400's.

**Directions:** Take Westheimer Rd. (1093) West until Clodine FM 1464 then go South (left) for approximately 1 mile. The subdivision is on the left.

**2010 Estimated Population: 1,360**  
**Designed Development Population: 1,884**

**Hillwood Property** is being developed by the Hillwood Developers. This 7,000 acre home master planned community is located on land south of Sienna Plantation. As yet it has not been given any official name and cannot be called Sienna Plantation South per Sienna Plantation. The homes will be priced from \$160,000 to \$1 million. Plans for the community include 300 acres for retail and commercial and 100 acres for schools and churches as well as preserving more than 1,000 acres for parks and open spaces. Construction of the community is slated to begin late 2009 and a Grand Opening is slated for spring 2012.

**2010 Estimated Population:** 0  
**Designed Development Population:** 21,980

**Kingdom Heights** a new 572-acre master-planned community is being developed along FM 723 three miles north of Rosenberg. A total of 1,568 home sites will be a part of this development. Kingdom Heights will offer amenities to the first time homebuyer not even dreamed about in other communities with homes in this price range. With 25% of the homes being lakefront and 50% of the homes being built on private parks, the Millis Group of companies will bring a new meaning to the sense of pride of ownership for the first time buyer. Beginning with the stone castle entry to the 85 acres of lakes and 48 acres of secluded parks, this community boasts an incomparable sense of family design and style. Other amenities include a community recreation center with an Olympic size swimming pool, tennis courts and sports parks.

**2010 Estimated Population:** 688  
**Designed Development Population:** 4,427

**Lakemont** is a new master-planned community in Fort Bend County being developed by Friendswood Development Co. This 877-acre project will begin construction soon with residents moving in by spring 2003. Homes prices will range from the low \$100,000's to over \$200,000. The current home builders are Lennar, Perry, US Home, Legacy and Brighton Homes.

**Directions:** Located near the Grand Parkway, just south of FM 1093 and Cinco Ranch.

**2010 Estimated Population:** 5,966  
**Designed Development Population:** 7,850

**Lakes of Bella Terra** is located in Richmond, Texas and is a beautiful development complete with acres of lakes, giving a tranquil, peaceful atmosphere to this community located at the Westpark Tollway and Grand Parkway. The esteemed Lamar Consolidated Independent School District gives children the best education. You have a junior Olympic pool and water playground. Up the street is home to 600,000 square feet of retail space called The Shops at Bella Terra.

**Directions:** Take Westpark Tollway or take I-10 west. Exit Grand Parkway/Hwy. 99. Go south on Grand Parkway to Bellaire Blvd. Turn right on Bellaire Blvd. to the Lake of Bella Terra entrance.

**2010 Estimated Population:** 707  
**Designed Development Population:** 5,024

**Lake Olympia** is being developed in Missouri City, Texas by Lake Olympia Development Corporation. With nine miles of shoreline featuring custom lakefront homes, this 1,000-acre planned community contains 130 acres of natural lakes. This family-oriented community offers its residents a fully stocked lake for fishing and boating, lighted tennis courts, a marina and swim club and numerous nature reserves and greenbelts.

**Directions:** From US 59 South, turn left on Hwy 6 (S) and travel about 5 miles, then turn left on Lake Olympia Parkway. Follow the signs to the Visitor's Center.

**2010 Estimated Population: 4,880**

**Designed Development Population: 5,850**

**Long Meadow Farms** is a 1,400-acre project being developed by Trend Development named after the 1800's Texas pioneer Jane Long. Live Oaks, native grasses and wildflowers, lakes, ponds and traditional Texas architecture set the tone at Long Meadow Farms for comfort, casual luxury and a gentle nostalgia that evokes a simpler time. David Weekley, Newmark, Trendmaker and MHI have committed to build there. Long Meadow Farms is located in the Lamar School District.

**Directions:** From I-10 East: Go left on Grand Parkway, right on Morton Road.

**2010 Estimated Population: 3,627**

**Designed Development Population: 7,222**

**Old Orchard** is being developed by O.O. Development, Ltd., in the Richmond area. This new 205-acre gated community on FM 1464 will feature 600 homes. Homes will be priced from the 150's to the 400's. The land features hundreds of mature pecan trees, gently rolling land and a number of lakes.

**Directions:** Hwy 59 South, exit Grand Parkway right. Proceed past Hwy 90A (approx 3 miles from Hwy 59) and turn right at first light which is FM 1464. The community will be on your left.

**2010 Estimated Population: 2,396**

**Designed Development Population: 1,922**

**Olympia Estates** a 1,170 acre master planned community is being developed in Missouri City by Millennium Development and will be home to nearly 3,400 families. Patio homes and condominiums are also planned for the subdivision. This subdivision offers a Home Owner's Association, Park and Swimming Pool.

**Directions:** Take U.S. 59 south to the SH 6 exit and travel south for approximately 4 miles. Turn left on Vicksburg Blvd, and then right on Eldridge and the sales office will be on your left.

**2010 Estimated Population: 926**

**Designed Development Population: 1,350**

**Parkway Lakes** This 450 acre community will produce an estimated 1,283 lots and offers residents such amenities as walking/running trails, equestrian trails, picnic areas, competition and children's pool, clubhouse, and volleyball, basketball and tennis courts. The community will include fiber optic digital services for high-speed Internet connections, digital TV, digital telephone and in-home security.

**Directions:** Located on the Grand Parkway at Westheimer. Royce Builders gone out of business.

**2010 Estimated Population: 3,445**

**Designed Development Population: 4,029**

**Pine Mill Ranch** is tucked away in the coveted Katy grasslands and will offer residents a quiet and tranquil setting to call home. This 528 acre master planned community is located off Cinco Ranch Blvd., in Katy. At Pine Mill Ranch you are within minutes of the Katy Mills Mall, movies, restaurants, the Meadowbrook Farms Golf Course and the George Bush recreation Park. Pine Mill Ranch is in the Katy ISD school district. Pine Mill Ranch will also feature Fiber-to-the Home technology, offering access to a telecommunications system based on Fiber-optic cables to every household.

**Directions:** Heading I-10 West exit Grand Parkway or Hwy. 99, turn left. At Cinco Ranch Blvd. take a right. About 4 miles down, turn right onto Spring Green, travel about 1 mile. At the stop sign stay straight on Spring Green follow the signs to the models.

**2010 Estimated Population:** 1,878

**Designed Development Population:** 5,024

**River Park West** is being developed in Fort Bend County by Perrin White, Jimmy Hill and Walter Mischer. This 545-acre community will continue the same level of amenities as River Park located at the Grand Parkway and U.S. 59. These amenities will include hike and bike trails and a community center.

**Directions:** River Park West is located at Williams Wire and U.S. 59.

**2010 Estimated Population** 2,449

**Designed Development Population** 3,250

**River's Edge** is a new 368-acre planned community located off FM 359, just north of U.S. 90A in Richmond, Texas along the Brazos River. Planned Community Developers (PCD) is developing the project with housing available from the \$140's - \$400's as well as semi-custom homes from the \$400's. The neighborhoods will include three lakes and a mature pecan grove. Amenities for the community will include a recreation center with two swimming pools. Five acres of sports fields and a nature park in a forested reserve along the Brazos River is also part of the package.

**Directions:** Take U. S. 59 S and exit Hwy 6, turn left on U.S. 90A to FM 359 and turn right. Subdivision will be on the left.

**2010 Estimated Population:** 1,444

**Designed Development Population:** 2,512

**Rivers Run @ The Brazos** tucked in a corner of southwest Houston-about a mile south of Richmond and the winding Brazos River-you'll find the exciting new community of River's Run. River's Run is well situated, close to the Southwest Freeway and just minutes away from great shopping, restaurants, and entertainment in Sugar Land and Richmond, and US 59 offers easy access to downtown Houston for commuters. The neighborhood offers an impressive array of family-friendly amenities, from four pocket parks and miles of jogging trails, to a new amenity center featuring a Junior Olympic pool. You'll be pleased to know that your children will attend school in the award Lamar Consolidated Independent School District.

**2010 Estimated Population:** 832

**Designed Development Population:** 1,774

**Riverstone** is developed by Riverstone Development Company, a subsidiary of Johnson Development Corporation. This 3,700-acre, waterside community is master-planned for 6,000 homes, and will include over 250 acres of lakes and more than 500 acres devoted to open space, parklands and recreational facilities. A variety of lot sizes are available including 70', 80' and 90' lots; luxury townhomes are also offered within the community.

**Directions:** Take SH 6 South for about 3 miles to Riverstone Boulevard and turn right.

**2010 Estimated Population:** 4,902

**Designed Development Population:** 18,840

**Sienna Plantation** is being developed in Missouri City, Texas by AFG Johnson Development. This 9,958-acre master-planned community provides its residents with 2,000 acres of open space dedicated to parkland, recreation and nature areas, civic and community facilities and three golf courses.

**Directions:** Take U.S. 59 south and exit Highway 6 turning south (left). Continue on Highway 6 South for approximately 6 miles to Sienna Parkway and turn right.

**2010 Estimated Population:** 16,956

**Designed Development Population:** 21,980

**Silver Ranch** is a master planned community located in Katy, just minutes from Katy Mills Mall in the highly acclaimed Katy Independent School District. The planned communities have been developed by Ersa Grae Corporation. When complete, the community will be home to approximately 1500 families. The location is ideal-being only 3 miles from both I-10 and the new Westpark Tollway. Homes start from \$140,000.

**Directions:** Form I-10 West, Turn south onto Grand Parkway (Highway 99). Go 3.5 miles to Westheimer Parkway. Turn right onto Westheimer Parkway. Go approximately 2 miles to Greenbusch Road. Turn left at 4-way stop onto Greenbusch Road. Go 1.2 miles to Katy-Gaston Road. Turn right onto Katy-Gaston Rd. Turn left onto Roesner Road into Silver Ranch.

**2010 Estimated Population:** 904

**Designed Development Population:** 6,280

**Summer Lakes** Summer Lakes Premier is a new community in the rapidly growing Richmond/Rosenberg area just west of Sugar Land in Rosenberg, Texas. This community of Gehan Homes features a beautiful lake and great location just off 59 South. Summer Lakes is within the Lamar Consolidated School District and in Fort Bend County, Texas. New home prices begin in the \$140's and go to the \$160's. Premier new home floor plans begin at 1734 square feet and go to 2731 square feet.

**2010 Estimated Population:** 942

**Designed Development Population:** 3,592

**Sunrise Meadow** With the new development of prime retail, dining and entertainment just minutes away, homeowners in Sunrise Meadow will reap the benefits of what's to come. Sunrise Meadow is just minutes away from the heart of Sugar Land and the future Grand Parkway. Residents of Sunrise Meadow will enjoy oversized landscaped lots, a neighborhood park, a 3-acre fishing lake, walking trails and a beautiful stone entry.

**2010 Estimated Population:** 1,796

**Designed Development Population:** 3,058

**Teal Run** is located in Southwest Houston near the Fort Bend Parkway Toll Road making it a logical choice for those working in the Medical Center and Downtown. Residents enjoy a community center featuring a swimming pool and tennis courts and is served by Fort Bend ISD.

**Directions:** From U.S. 59 South, take Hwy 6 South for approximately 10 miles. Turn left on Teal Bend.

**2010 Estimated Population:** 7,875

**Designed Development Population:** 7,985

**Telfair** is the new 2,018 acre master-planned community being developed by Newland Communities in Sugar Land. The subdivision's main entrance will be at University Boulevard and U.S. 59. Splashing fountains, vine-covered walls and wrought iron will bring southern charm to Fort Bend County. Telfair's master plan calls for 417 acres of recreational amenities which include a 70 acre lake and park system, and another 70 acre regional park, including swimming pools, tennis courts, and playgrounds. Construction is due to begin in 2006 on the approximately 5,000 homes to be built over the next five years.

**Directions:** From U.S. 59 South, take the University Boulevard exit and turn to the right.

**2010 Estimated Population:** 5,614

**Designed Development Population:** 15,000

**Trails at Seabourne Parke** located off J. Meyer Road in Rosenberg, features new homes priced from the low \$100,000's to the \$150,000's. This community is located on 119.795 acres with 457 lots to build. The one and two-story designs range in size from just over 1,400 to more than 3,600 sf. Construction will soon begin on the new model homes, and a grand opening date scheduled for summer of '06. Homesites will be on an average 50 by 100 feet in size.

**2010 Estimated Population:** 214

**Designed Development Population:** 1,435

**Vicksburg** is a 635 acre planned community conveniently located in Missouri City just minutes from great shopping at First Colony Mall, near Highway 6 restaurants and entertainment, and is an easy commute to the Texas Medical Center. Community amenities include a pool, tennis courts and a jogging track, as well as a public golf course across the street.

**Directions:** From U.S. 59 South, exit Hwy. 6 and turn left. Continue for approx. 5 miles to Vicksburg Blvd and turn left into the community.

**2010 Estimated Population:** 5,181

**Designed Development Population:** 19,829

**Walnut Creek** is located just off Highway 59 in the Historic Richmond-Rosenberg area offering residents the tranquility of natural surroundings and outstanding convenience. The community provides access to the New Barzos Town Center, Sugar Land Town Center, First Colony Mall, world-class restaurants and entertainment for the whole family. Residents of Walnut Creek will enjoy a sparkling pool and a children's play park.

**Directions:** Take 59 south to Rosenberg Exit Hwy 762 and go left. Turn right on FM 2977 (1<sup>st</sup> light) approximately 1.4 miles down. Turn left on Irby Cobb.

**2010 Estimated Population:** 518

**Designed Development Population:** 3,768

**Westheimer Lakes** is being developed in Fort Bend County by Land Tejas. Westheimer Lakes is the first Canyon Gate community to debut in Houston's prime Grand Parkway Corridor. The 592-acre project offers homes from the low \$100's-\$300's, and features gated and non-gated monitored neighborhoods built around a network of lakes. The Westpark Tollway has extended to the Grand Parkway, just minutes from the entrance to the community. Residents enjoy water and sport recreation with the Splash Pad Texas Recreation Center. The School Districts that serve Westheimer Lakes is Katy Independent School District and the Lamar Consolidated Independent School District.

**Directions:** From I-10 West exit Grand Parkway and travel south, Right on FM 1093, Entrance is 2 miles down on the Left

**2010 Estimated Population:** 7,222

**Designed Development Population:** 7,677

**Weston Lakes** was developed in Fort Bend County by Sierra Golf Corporation. Nestled among the gently rolling hills and stately old pecan trees, Weston Lakes is 1,493 acre planned community featuring 24-hr guard gated entry, 18 hole championship golf course and country club surrounded by miles of sparkling lakes stocked with trophy sized fish. Weston Lakes is located in the quiet town of Fulshear, a leisurely 20 minute drive from Highway 6, and easily accessible from I-10, Highway 59 and the Grand Parkway.

**Directions:** From Houston travel west bound on I-10 exit south onto Grand Parkway/99. Head west on FM1093 to Fulshear for 2.2 miles. Turn left into Weston Lakes Country Club.

**2010 Estimated Population:** 3,046

**Designed Development Population:** 4,688

**WoodCreek Reserve** is being developed by WoodCreek Reserve Development Company on the southeast corner of FM 1463 and I10 in Katy, Texas. The 500 acre master planned community offers residents quick access to I-10, the Grand Parkway, Westheimer, Sam Houston Tollway, the Energy Corridor, Katy Mills Mall and Katy Memorial Hermann Hospital. More than one-third of WoodCreek Reserve is dedicated to a nature reserve, where families can enjoy a wide variety of recreation and the sheer beauty of WoodCreek Reserve. Living in WoodCreek Reserve means living in the City of Katy, where children attend the very best Katy schools. Some of the amenities for WoodCreek reserve are a greenbelt system connecting homesite and 100-acre park, over one mile of wooded nature trails that weave along Buffalo Bayou along with three neighborhood parks.

**Directions:** Take I-10 west and exit Pin Oak Road, stay on the feeder and turn left on FM 1463.

**2010 Estimated Population:** 675

**Designed Development Population:** 1,570