

# Welcome

# BRIDGELAND

With open space and familiar faces, you'll feel more connected in Bridgeland.



#### LOCATED IN CYPRESS, TEXAS

Bridgeland is Houston and Texas' #1 selling master planned community. While its tranquil spaces offer relief from the bustle of inner-city traffic and congestion, Bridgeland offers the convenience of nearby dining, retail, medical facilities and worship centers. The result is a unique community of residential neighborhoods nestled among parks and amenities, as well as public schools and space for potential private schools. Such sensitive planning created a community that bridges nature with development, ensuring a compatible space for residents and wildlife.

#### • #1 Selling Community in Houston and in Texas

- 11,400-acre master planned community
- Features 3,000 acres of open space, parks, lakes and trails
- Cy-Fair ISD exemplary-rated schools





# Thoughtfully Planned

Bridgeland was specially designed to keep nature in the balance.

Bridgeland is a sustainable master planned community with a mission to preserve, restore and enhance its natural surroundings while providing residents with everything they need to live well-balanced lives.

## GUIDING PRINCIPLES

**Bridge** Connect the gap between nature and development by joining homes, amenities and retail space with native vegetation, thriving wildlife and abundant waterways.

**Thrive** Provide residents with community outlets for education, worship, social and cultural activities, employment, shopping and recreation.

**Balance** Offer a harmonic balance between nature, homes and mixed-use retail space through preserving and dedicating 3,000 of the development's 11,400 acres to lakes, trails and parks.

**Preserve** Consider sustainability and remain environmentally conscious in approaches to irrigation and the community's ecosystem.

**Restore** Return natural beauty to land that was utilized for rice farming decades ago by implementing meadow-like plantings and creating new habitats for wildlife.



Paddle your kayak across 140-acre Josey Lake.

Enjoy up-close views of wildlife from the birding tower.

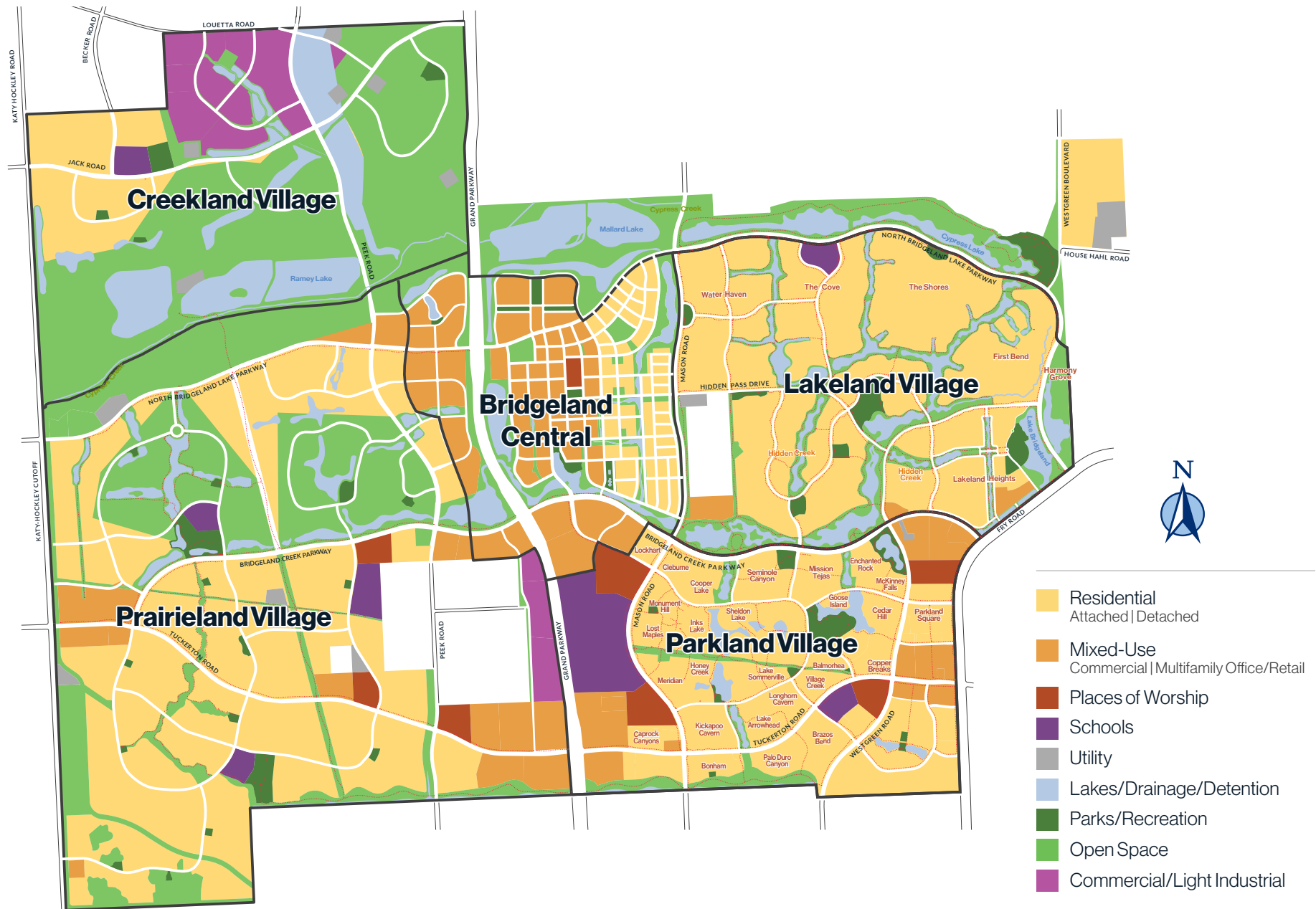
Connect with nature as you stroll along tree-lined paths.

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\*Acreage and mileage listed are estimates based on the current land plan upon projected buildout. Only some portions are currently constructed/in place. The land plan is conceptual in nature and is subject to change by the developer without notice. Homes within Bridgeland are constructed and sold by builders not affiliated with The Howard Hughes Corporation (HHC) or any of its affiliates, companies or partnerships. Neither HHC nor any of its affiliated companies or partnerships guarantees or warrants the obligations of, or construction by, such builders. Prices and specifications subject to change.

# Conceptual Map



This map or drawing is a preliminary concept plan only, is not a recorded plat, and the boundaries, plans for land and facilities, and other information hereon are subject to change at any time without notice. No warranty or representation of intended use, design or proposed improvements is made herein. Nothing presented in this plan or any attached documents shall obligate the owner or any other entity, public or private, to construct facilities or develop land as shown. Homes within the Bridgeland community are constructed and sold by builders not affiliated with the developer. No representation is made as to the availability or pricing of homes. The developer is pledged to the letter and spirit of U.S. policy for the achievement of Equal Housing Opportunity in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. Realtors welcome. 0220



# Builders

Bridgeland's renowned homebuilders share an unwavering commitment to excellence.



30 model homes open daily  
for tours

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17 respected builders

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New homes from the \$220s  
to \$1 million+

Homes range in price, style and density, creating an architecturally interesting and diverse community aesthetic.



Bridgeland is proud to offer homes from the most well-respected builders in the Houston real estate industry.

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VILLAGE BUILDERS®



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# Parkland Village

When you live within a park, life is always an adventure.



With wide-open spaces and family-friendly activities, Parkland Village connects its residents with nature through this new community that truly feels like living in a park. Dragonfly Park, a 25-acre hub of activity, is now open and offers residents the following:

- Lazy river
- Leisure pool with beach entry
- Fitness center
- Event hall and lawn
- Playground
- Sprayground
- Tennis courts
- Open play field
- Basketball court
- Dog park
- Kayak launch
- Hike and bike trails





## Historic design, naturally

Parkland Village's look is inspired by Prairie School-style architecture and seeks to incorporate the surrounding natural landscape. Residents feel right at home among the horizontal lines, broad eaves, subtle decoration and solid craftsmanship. Visit the model home park that features 21 model homes by Houston's top-rated builders.

### ADDITIONAL HOUSING OPTIONS IN PARKLAND VILLAGE

#### Parkland Square

The first Traditional Neighborhood Development (TND) in Parkland Village, Parkland Square offers its residents connections to friends and neighbors and an environment where one can truly live and play.

#### Sheldon Lake

The first neighborhood of custom homes located in the heart of Parkland Village, Sheldon Lake is privately-gated and will feature 24 half-acre homesites, many of which will have the opportunity of lake-front living.



**For more information, visit [Bridgeland.com/ParklandVillage](http://Bridgeland.com/ParklandVillage).**

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# Amenities

Bridgeland's indoor and outdoor activities make every day an adventure.



## 900 acres\*

of lakes and waterways where you can enjoy canoes, kayaks, paddle boats and catch-and-release fishing

## 400 acres\*

of parks and playgrounds featuring a 10-acre disc golf course, Treehouse Park, butterfly garden, dog parks, skate park and much more

## 250 miles\*

of interconnected trails with wildlife observation areas, educational signage and numerous exercise stations



## Dragonfly Park

- A 25-acre lake
- Lazy river
- Leisure pool with beach entry
- Rope swing
- Lap pool
- Fitness center
- Event hall and lawn
- Playground and sprayground
- Tennis courts
- Open play field
- Basketball court
- Dog park
- Kayak launch
- Hike and bike trails

## Lakeland Activity Center

- Junior Olympic-size pool
- Two diving platforms
- Sprayground
- Two 30-ft. tower slides
- Tennis courts
- Fitness center
- Playground
- 6,000-sq.ft. Community Center

**Josey Lake** is a 140-acre waterway with kayak launch, birding tower, boardwalk, extreme play area with a zip line and event lawn with pavilion.

**Treehouse Park** features a two-story treehouse for children to explore and play among mature live oaks.

## HOA Events

- Movie Nights
- Concerts in the Park
- Daddy/Daughter Dance
- Easter Eggstravaganza
- July 4th Celebration
- Back to School Bash
- National Night Out
- Christmas in the Park
- And More!

## Public Events

- Nature Fest
- Friday Night Bites
- Farmers Market
- BBQ Cook-off
- Annual Triathlon
- Disc Golf Tournament



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# Education



Discover a life full of learning with opportunity around every corner.



**CY-FAIR ISD MULTI-SCHOOL EDUCATIONAL VILLAGE**  
127 acres | 1 million sq. ft.  
of learning space

Available to grades K-12, the educational village opened in 2017 with two-story Wells Elementary School and four-story Bridgeland High School, followed by a three-story future middle school. Pope Elementary is the community's first, and a third elementary school will be built soon. Pope and Wells Elementary are ranked the #1 and #2 elementary schools in the district, respectively.





Cy-Fair Independent School District is the third largest district in Texas.

**EXEMPLARY-RATED CY-FAIR ISD SCHOOLS**

**Pope Elementary School | pope.cfisd.net**

19019 N. Bridgeland Lake Pkwy. | Cypress, TX 77433

**Wells Elementary School | wells.cfisd.net**

10607 Mason Rd. | Cypress, TX 77433

**Smith Middle School | smith.cfisd.net**

10300 Warner Smith Blvd. | Cypress, TX 77433

**Bridgeland High School | bridgeland.cfisd.net**

10707 Mason Rd. | Cypress, TX 77433

**ADDITIONAL EDUCATIONAL OPPORTUNITIES IN THE AREA:**

- Private schools
- Preschool and child care centers
- The Dorothy Carlton Center
- Lone Star College-Cy-Fair
- On-site activity complexes offering continuing education courses

**In Bridgeland, a wide range of educational opportunities are available for learners of all ages.**



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# Looking Ahead

The future of Bridgeland is big and bright.



Each village will have its own recreational facility and retail center.

900-acre Bridgeland Central will be the hub of activity for the community.

Both residents and wildlife can thrive for generations to come in Bridgeland.



# Lakeland Village Center



## Onsite dining, shopping and more

A village center will be located in each of the community's four villages. Lakeland Village Center, the community's first retail site serves as a cultural hub for Bridgeland residents and visitors alike, connecting them to shopping, dining, medical offices and businesses – all in one convenient location.

- Active Life Dentistry
- Athletistry Performing Arts Center
- Best Brains
- Bridgeland Council
- Bridgeland Fine Wines
- Chilosos Taco House
- Cypress Endodontics
- Cypress Ranch Vision
- CVS pharmacy
- Edward Jones Financial
- Exquisite Premier Salon and Spa
- F45 Training
- Great Clips
- L3 Craft Coffee
- Le Macaron
- Local Bar
- Local Table
- Marble Slab Creamery
- Nails of America
- Pinot's Palette
- Shaka Power Yoga
- Select Physical Therapy
- 9Round Fitness



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