



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



LOCATED IN CYPRESS, TEXAS

Bridgeland is a top-selling community in the Greater Houston Area as well as in the nation. 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.

- 11,500-acre master planned community
- Features 3,000 acres of open space, parks, lakes and trails*
- Currently serviced by Cy-Fair and Waller Independent School Districts, both highly-rated by the Texas Education Agency.
- In Bridgeland, Cy-Fair ISD's new McGown Elementary opened in August 2022 and a new middle school is under construction, as well as a future Waller elementary school coming soon.

BRIDGELAND®
BE MORE CONNECTED



Thoughtfully Planned

Bridgeland was specially designed to keep nature in 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 11,500 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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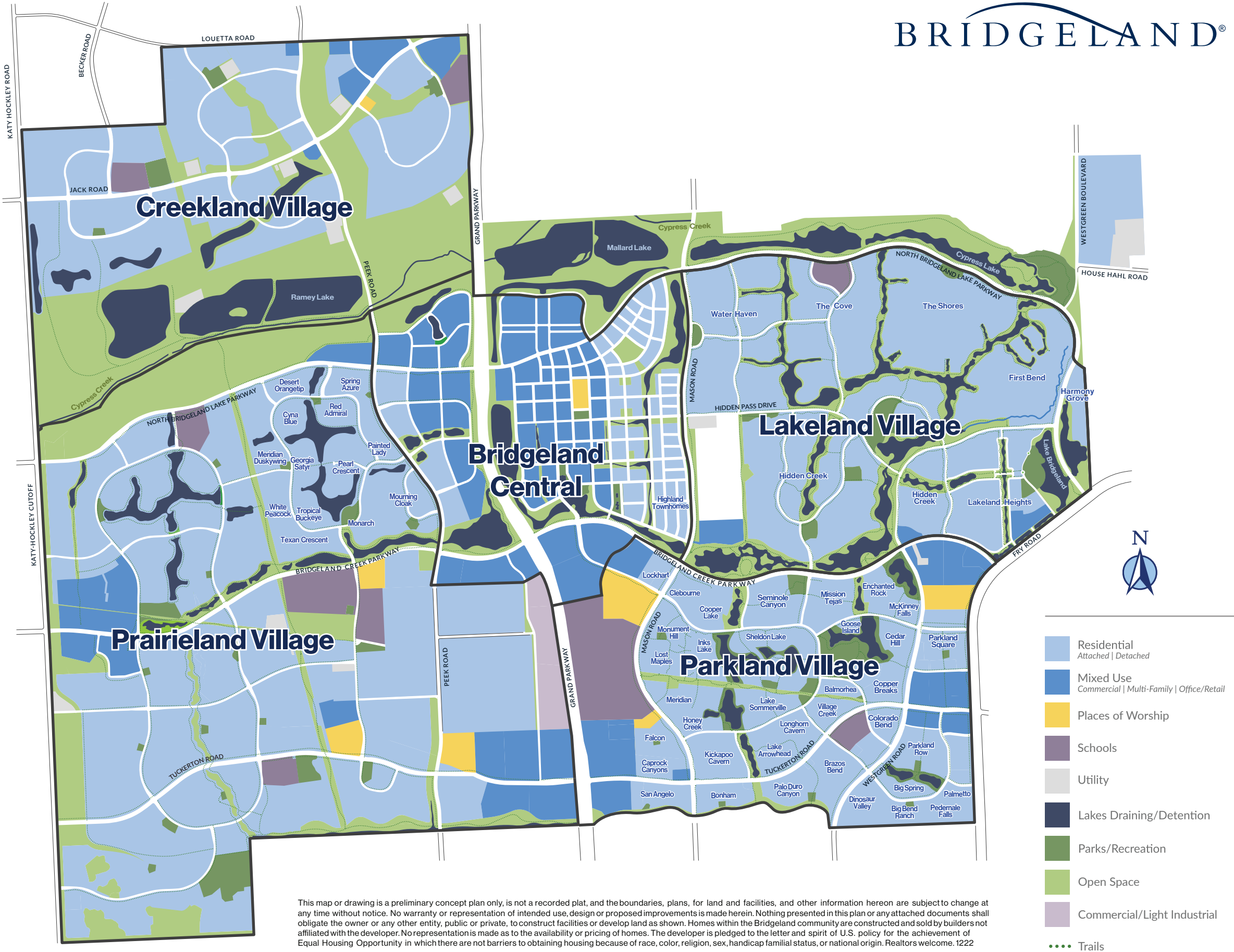
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Conceptual Map

BRIDGELAND®





Painted by nature and ready for you to explore



Prairieland Village is designed to provide a healthy lifestyle fostered by living within vibrant natural spaces. Inspired by movement of water, and the gentle sway of tall grass in the breeze, residents can enjoy a walkable, interconnected community with various amenities to connect with people and nature:

- Longwing Landing, a new village park and activity complex, is now under construction and will open summer 2023
- Lakes perfect for recreational activities
- Lakefront pavilion
- Canoe and kayak launches
- Hike and bike trails
- Birdwatching locations
- Catch-and-release fishing
- Neighborhood parks and playgrounds
- Shade pavilions



A community built for quality living.

Just west of Grand Parkway, Prairieland Village features a diverse mix of housing and pricing. Buyers can choose from a variety of modern styles designed to blend a contemporary aesthetic with the natural world.

Painted by Nature

Each neighborhood is named after various species of Texas butterflies to reflect the beauty and freedom of open spaces. From textured, colored concrete to natural wood elements, every inch of Prairieland Village is thoughtfully crafted to immerse residents in nature.

Sustainable Spaces

Designed with sustainability in mind, Prairieland features eco-friendly rain gardens and bioswales that cleanse water. And hummingbirds and butterflies can thrive with pollinator plants positioned throughout the village.



For more information, visit [Bridgeland.com/prairieland-village](https://bridgeland.com/prairieland-village)

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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 community that truly feels like living in a park. Dragonfly Park is a 25-acre hub of activity 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 9 model homes throughout the various neighborhoods built by Houston's top-rated homebuilders.

ADDITIONAL HOUSING OPTIONS IN PARKLAND VILLAGE

Parkland Row

The new Traditional Neighborhood Development (TND) in Parkland Village is Parkland Row. Parkland Row offers residents connections to friends and neighbors and an environment where one can truly live and play.

Falcon

Beazer Homes is building their Duets product in the neighborhood of Falcon. Buyers have 8 floorplans to choose from, offering up to 4 bedrooms and 2-3 bathrooms. Modern Farmhouse and Modern Craftsman are featured in the home designs, with front and back lawn and exterior maintenance included.

Colorado Bend

Bringing an urban feel to the new neighborhood in Parkland Village, Chesmar Homes introduces the Courtyard Collection, a new architectural style and homesite layout for Bridgeland. These homes will feature Modern Farmhouse exteriors along with elements of Prairie-style architecture. Floor plans will be bright and open with abundant windows, tall ceilings and flowing living areas, both indoor and out. Additionally, the new collection features a sociable entry courtyard drive with decorative pavers.



Duets by Beazer Homes



Courtyard Collection by Chesmar Homes

For more information, visit Bridgeland.com/ParklandVillage.

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



Nearly 30 models open daily for tours

17 respected builders

New homes from the mid \$300s to \$1 million+

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

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



VILLAGE BUILDERS®



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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, a lazy river, 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



For a full list of Bridgeland's amenities, visit bridgeland.com/things-to-do

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



CY-FAIR ISD MULTI-SCHOOL EDUCATIONAL VILLAGE
127 acres, 1 million SF of learning space

Serving children in grades K-12 since 2017, the educational village is home to two-story Wells Elementary School, four-story Bridgeland High School, and the future three-story Bridgeland Middle School estimated to open in 2023.

Additional schools located in Bridgeland include Pope Elementary and McGown Elementary that recently opened for the 2022–2023 school year. All schools in Bridgeland are A-rated by the Texas Education Agency.

Waller ISD's first onsite elementary school in Prairieland Village is estimated to open in 2024. Cypress Christian School and Harmony Public Schools are expected to start construction on their Bridgeland campuses soon, providing even more options for a quality educational experience.

Educational opportunities for learners of all ages

Current students are served by Cy-Fair ISD and with the addition of Prairieland Village, students in Prairieland Village will also be served by Waller and Katy ISDs.

CY-FAIR INDEPENDENT SCHOOL DISTRICT-THE THIRD LARGEST DISTRICT IN TEXAS

Pope Elementary School | cfisd.net/pope

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

Wells Elementary School | cfisd.net/wells

10607 Mason Rd. | Cypress, TX 77433

Smith Middle School | cfisd.net/smith

10300 Warner Smith Blvd. | Cypress, TX 77433

Bridgeland High School | cfisd.net/bridgeland

10707 Mason Rd. | Cypress, TX 77433

McGown Elementary School | cfisd.net/mcgown

21211 Tuckerton Rd. | Cypress, TX 77433

WALLER INDEPENDENT SCHOOL DISTRICT - ONE OF THE FASTEST GROWING DISTRICTS IN TEXAS

Future Addition: The first Waller ISD elementary school in Prairieland Village is expected to start construction soon and will offer a number of educational opportunities in Waller's top-rated school district. Students will attend Roberts Road Elementary, Waller Junior High and Waller High School.

RESIDENTS HAVE ADDITIONAL EDUCATION OPPORTUNITIES IN BRIDGELAND AND NEARBY:

- Cypress Christian School
 - Slated to open new campus in Bridgeland in 2025
- Harmony Public Schools
 - Bridgeland's first Charter School slated to open first phase in 2024
- Preschool and childcare centers
 - Onsite options include Primrose, Adventure Kids Playcare and Goddard School (Opening Soon)
- Enrichment program centers
 - Kumon, located on-site in Lakeland Village Center
- On-site HOA activity programming for lifelong learning
- Nearby educational offerings
 - Private schools
 - The Dorothy Carlton Center
 - Lone Star College-Cy-Fair



Pope Elementary



Wells Elementary



Bridgeland High School

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Waller ISD offers educational excellence

ONE OF THE TOP-RATED SCHOOL DISTRICTS IN THE STATE, WALLER ISD EARNED A “B” RATING OVERALL FROM THE TEXAS EDUCATION AGENCY IN THE LATEST STATEWIDE RATINGS



Waller High School – Opened August 2022

19 Distinction Designations

Awarded by the state for academic achievement amongst the eight campuses

Leaders in Technology

Waller High School is the only school in Texas with a FANUC robotics training site as well as the only certified training site in Texas that offers Smart Automation Certification Alliance (SACA) to prepare students for success in a 4.0 world.

Top 10 Fastest Growing

Waller ISD is one of the fastest growing districts in Greater Houston, with projected growth of 65% by 2027. The district is preparing with state-of-the-art facilities and cutting-edge programs.



A school district built to inspire lifelong learning.

ONE OF THE TOP 10 FASTEST GROWING DISTRICTS IN GREATER HOUSTON

- 8,458 students in Pre-K through Grade 12
- 328 square miles in district, approx. 30,000 residents
- UIL academic champions
- State leader in career technology education programs/certifications
- State leader in individualized instruction
- Award-winning sports teams
- Award-winning bands

RECOGNIZED FOR STUDENT ACHIEVEMENT

- Competes with best school districts in state accountability scores
- 7% above state average in graduation
- Outperforms state average on STAAR

RECOGNIZED FOR QUALITY STAFF

- Staff meet state certification requirements
- 90% average teacher retention rate

NEW WALLER ELEMENTARY SCHOOL PLANNED

The new school, located in Prairieland Village, will emulate the footprint of the district's successful Jones Elementary and is expected to open for the 2024-2025 school year



Holleman Elementary



Waller High School Bulldogs

State-of-the-Art Facilities

Waller ISD is currently elevating existing campuses and building new ones, with a new high school that opened in August 2022

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The future of Bridgeland is big and bright.



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

925-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
- Adventure Kids Playcare
- Athletistry Performing Arts Center
- Bridgeland Fine Wines
- Chilosos Taco House
- Cypress Endodontics
- Cypress Ranch Vision
- CVS pharmacy
- Edward Jones Financial
- Exquisite Premier Salon and Spa
- F45 Training
- Great American Cookie Co.
- Great Clips
- Kumon
- L3 Craft Coffee
- Local Bar
- Local Table
- Magnolia Dermatology
- Marble Slab Creamery
- Nails of America
- Pure Barre
- Russo's New York Pizzeria & Italian Kitchen
- Select Physical Therapy
- Shaka Power Yoga
- Woof Gang Bakery and Grooming



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