

BRIDGELAND®
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WELCOME



11,400-ACRE
master planned community

GREEN SPACE
within a quarter-mile of every home

6,000-SQ.FT.
community center

CY-FAIR ISD
Exemplary-rated schools

Located in Cypress, Texas, Bridgeland is northwest Houston's premier master planned community. While its tranquil spaces offer relief from the bustle of inner-city traffic and congestion, you still have the convenience of nearby dining, retail, medical facilities and worship centers.

Bridgeland does not take the label "master planned community" lightly. Developers created a road map for the evolution of Bridgeland very early in the community's history. 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. Additionally, Bridgeland's approach to irrigation, energy and wildlife is part of an environmentally conscious preservation plan.

Such sensitive planning resulted in a community that bridges nature with development, ensuring a compatible space for residents and wildlife.

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



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EDUCATION



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

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



— School-age residents currently attend: —
Exemplary-rated Cy-Fair ISD Schools

Pope Elementary School 19019 N. Bridgeland Lake Pkwy.
pope.cfisd.net Cypress, TX 77433

Smith Middle School 10300 Warner Smith Blvd.
smith.cfisd.net Cypress, TX 77433

Cy-Ranch High School 10700 Fry Rd.
cyranch.cfisd.net Cypress, TX 77433

— Coming soon: —
CFISD Multi-School Educational Village

127
ACRES

1 **MILLION**
SQ. FT.
of learning space

Available to grades K-12, the educational village opens in 2017 with two-story Wells Elementary School and four-story Bridgeland High School, followed by a three-story future middle school.

Additional educational opportunities in the area:

- Private schools
- Preschool and childcare centers
- The Dorothy Carlton Center
- Lone Star College-CyFair
- On-site activity complexes offering continuing education courses

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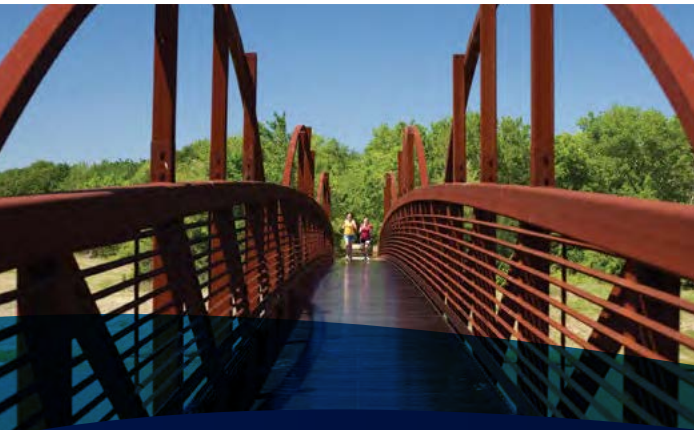


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THOUGHTFULLY
PLANNED



A community specially designed to keep ***nature in the balance.***



Bridgeland is a sustainable master planned community with a mission to preserve, restore and enhance our 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, energy and the community's ecosystem.

Restore Return natural beauty to land that was utilized for rice farming decades ago by restoring lost native plants and wildlife.

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STUNNING
NEW
model homes

HOUSTON'S
TOP
home builders

HOMES FROM THE \$240s TO \$1 MILLION+
Homes range in price, style and density, creating an architecturally interesting and diverse community aesthetic.

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



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NATURE



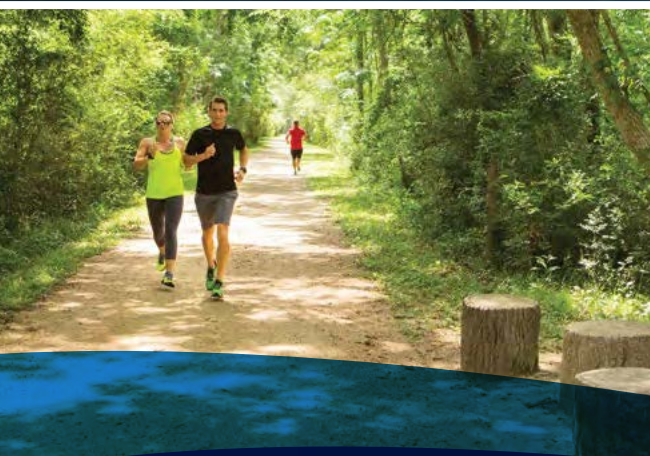
3,000 ACRES*
dedicated to lakes, trails
and parks upon completion

900 ACRES*
of lakes and waterways

60 MILES*
of interconnecting trails for
biking, jogging and walking

400 ACRES*
of parks and playgrounds

Immerse yourself in a
natural world that benefits all.



THE KATY PRAIRIE

Bridgeland helps promote the efforts of its neighbor, the Katy Prairie Conservancy. Once an environmental gem, the Katy Prairie eventually became agriculturally barren after decades of rice farming. In planning Bridgeland, developers wanted to embrace the area's historic and environmental significance. The result is a multifaceted and meaningful land-use plan that gives careful consideration to the environment to enhance the surrounding landscape.

PRESERVING THE PARKLANDS

Sensitive development of these areas, such as the historic Cypress Creek Corridor, has already started, preserving much of the area in its natural state and ensuring its accessibility to residents. For example, the Cypress Creek Nature Trail not only is enjoyed by residents, but also remains a haven for the area's many indigenous animals and the 140 species of birds identified in the area.

In Bridgeland you can enjoy miles of trails, countless outdoor activities, abundant wildlife and more.

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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.

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AMENITIES



Make life an adventure with many indoor and outdoor activities.

900 ACRES*

of lakes and waterways

where you can enjoy canoes, kayaks and paddle boats, catch-and-release fishing and non-motorized boating

60 MILES*

of interconnecting trails

with wildlife observation areas, educational signage and numerous exercise stations

YEAR ROUND EVENTS

include family-friendly activities and a variety of competitions and tournaments

tennis | disc golf | annual triathlon | BBQ cook-off
Bridgeland Barracuda swim team
farmers markets | holiday activities | movie nights

SIGNATURE EVENTS

Nature Fest | Howl-O-Ween Fest

400 ACRES*

of parks and playgrounds

featuring a 10-acre disc golf course, stage pavilion, butterfly garden, maze garden, formal rose garden and much more

LAKELAND ACTIVITY CENTER

6,000-sq. ft. community center
with full-time activities director

junior Olympic-size pool | two diving platforms
spray park | two 30-ft. tower slides
tennis courts | picnic tables | playground | park

LAKELAND VILLAGE PARK

20-acre park in Hidden Creek

spray park | skate park | fishing pier | dog park
canoe/kayak launch | heated lap pool
basketball court | tennis courts | playfields
covered playgrounds | walking trails

TREE HOUSE PARK

is a whimsical area for children to explore and play among mature live oaks

JOSEY LAKE

is currently under construction and will feature a 3-mile waterway with kayak launch, birding tower, boardwalk, extreme play area with a zip line and Katy Prairie vegetation



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PARKLAND VILLAGE



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



Parkland Village is the next chapter in the story Bridgeland has been writing since 2006, and the highly anticipated addition is now open. 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.

— ENJOY NATURE’S PLAYGROUND —

Nestled within 25 acres of beautiful green space, Settlers Park will feature amenities for an active life.

- Lazy river
- Leisure pool with beach entry
- Fitness center
- Event hall and lawn
- Playground and spray ground
- Parkland Activity Center
- 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. Parkland Village’s linear park systems and areas of interest were inspired by the Emerald Necklace Conservancy in Boston, Massachusetts. All neighborhoods were named after Texas state parks, and street names represent historic events, points of interest, and the flora and fauna within each park.

For more information, visit Bridgeland.com/ParklandVillage.

Explore the great outdoors in this nature-filled community.



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LAKELAND VILLAGE



FIRST OF FOUR
villages in Bridgeland

NEARLY 3,000
families welcomed

INSPIRED BY
lakes and open space

NEW HOMES
available now



Lakeland Village Center

LAKELAND HEIGHTS

In Lakeland Heights, neighbors greet each other from their front porches, friendships blossom at nearby parks, and families enjoy quality time at the pool and recreation center around the corner. Designed to feel like a small town that's anchored by a village center, Lakeland Heights is reminiscent of classic Houston neighborhoods, like The Heights and West University Place, but with all of the updated amenities of a new master planned community. Many of the 350 homes within Lakeland Heights face a waterway or park and all are within walking distance to local schools, Lakeland Activity Center and the Lakeland Village Center.

HIDDEN CREEK

Beautiful Hidden Creek hosts 1,000 home sites, a 20-acre village park, and 142 acres of lakes and homes built by respected builders. Each neighborhood in Hidden Creek was named after one of Texas' noteworthy creek systems. Additionally, the street names complement a variety of historical and geographical facets of the respective creeks. Residents enjoy a wide assortment of family-friendly activities and open spaces, including 20-acre Lakeland Village Park, three-mile Josey Lake, and two-story Treehouse Park. The rest of Hidden Creek remains in its natural state as part of Bridgeland's many efforts to enhance and conserve its 11,400 acres.



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