

Only 8 Miles from the Texas Medical Center!



SHADOW
CREEK
RANCH

Your Home is Your Castle

- Home designs by premier home builders and custom home builders
- Beautifully decorated model homes
- Homes from the \$160,000s to over \$1 million
- Lakefront and lakeview homes define this waterfront community



Mary Burks Marek Elementary School

Reading, Writing, and 'Rithmetic

- Shadow Creek Ranch is located in the Alvin Independent School District and the Fort Bend Independent School District.
- Children in Brazoria County, attend the following Alvin ISD schools:
 - Children in K-5th grade attend Mary Burks Marek Elementary School on Kirby Drive, Laura Ingalls Wilder Elementary School on Kingsley Drive at Regents Bay Drive and Glenn York Elementary School on Kingsley Drive at Trinity Bay Drive.
 - Children in 6th-8th grade attend Nolan Ryan Junior High on Shadow Creek Parkway.
 - Students in grades 9-12 attend Shadow Creek High School which opened in 2016.
- Children in Fort Bend County attend Blue Ridge Elementary School, Christa McAuliffe Middle School and Willowridge High School.
- Community plan includes a total of six school sites on 115 acres to accommodate student demand as the development grows.

Where can we go for tee?

- Easy access to both public and private golf courses, such as:
 - Private—Country Place Golf Course
 - Public—Clear Creek Golf Course, Southwyck Golf Course and Wildcat Golf Club



Country Place Golf Course



Masterfully planned in every respect

- With the Houston skyline in your rearview mirror, Shadow Creek Ranch welcomes you with lush green landscapes framing glistening lakes
- Hundreds of acres of open space linked by miles of hike and bike trails that connect recreation centers, parks, playgrounds and the town center
- Carefully planned commercial and residential environments offer the unique opportunity to live, work and play all within the 3,500-acre community



Only 8 Miles from the Texas Medical Center

- Never before has a true master-planned community, been so close to everything, yet so removed from the hustle and bustle of the city
- A short drive from every major economic and entertainment destination in Houston, Shadow Creek Ranch offers a priceless commodity: *time*
- Minutes from the Texas Medical Center, Reliant Stadium, Minute Maid Park, Toyota Center, the Theater District and The Galleria
- Quiet streets, waterfront homes and a town square...the sanctuary of home, minutes from all the excitement Houston has to offer.





Fun for the whole family.

With more than 150 acres devoted to recreational facilities, Shadow Creek Ranch has countless ways for residents to enjoy some good, old-fashioned fun. In addition to the neighborhood parks and playgrounds scattered throughout the community, there's a fabulous water park and two recreation centers. No matter where you live in the community, you can enjoy each and every recreation center. So come on and join in, at Shadow Creek Ranch, there's fun in every direction.



Adding a sparkle: Diamond Bay Water Park

The Diamond Bay Water Park promises fun-filled days for the whole family. This recreation center features a picnic pavilion with BBQ facilities, playground area and sand volleyball court. With a colorful pool as its centerpiece, Diamond Bay Water Park has a pool slide tower with two twisty, turning slides, a water-play structure and a toddler pool.



The very picture of fun: Reflection Bay Recreation Center

The Village of Reflection Bay Recreation Center offers a uniquely private recreation center. For amusements of the aquatic kind, there's a lap pool, diving well and toddler pool. For fun on land, residents can enjoy a picnic pavilion, two sand volleyball courts, two full-sized basketball courts and a horseshoe pit.



A gem of a park: Emerald Bay Recreation Center

The Village of Emerald Bay Recreation Center has all the necessary ingredients for fun. There's a lap pool and two full-sized tennis courts. The 600-square-foot main room in the clubhouse is ideal for parties and get-togethers, and the picnic pavilion with BBQ facilities and playground is excellent for outdoor entertaining for all ages.





SHADOW CREEK RANCH

- 700 acres of open space, including greenbelts and community parks with soccer fields, baseball fields, frisbee golf and playgrounds
- 300 acres of glistening lakes
- Approximately 22 miles of hike and bike trails
- 6 school sites on 115 acres
- Town Center with shopping and dining
- Corporate Campus
- Hospitals
- Day care facilities
- Restaurants
- Churches

Sam Houston Tollway/Beltway 8

To Houston



www.shadowcreekranch.net





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