



CANTERRA  
CREEK



NEW HOMES  
from  
the  
\$300s-\$500s

— where life streams —  
**HAPPINESS**



PERFECTLY LOCATED

# MASTER PLAN



LEGEND

- Model Home Village
- Amenity Village
- Future Alvin ISD School Site
- Lakes
- 45' Homesites
- 50' Homesites
- 60' Homesites

## FAMILY of BUILDERS

CASTLEROCK  
COMMUNITIES



D·R·HORTON  
*America's Builder*



LENNAR®



TRICOAST HOMES  
A LEGACY OF EXCELLENCE



The area where Canterra Creek is located is one of the fastest-growing segments of greater Houston, and its location is just 20 minutes to the medical center and downtown attractions. Ideally situated along the Highway 288 corridor, Canterra Creek provides you an easy commute to work, shopping, dining and fun.

## ABOUT *the* DEVELOPER

Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities across 11 states, generating almost \$4 billion in residential land revenues. Partnering with Starwood Capital Group – one of the world's premier real estate investment firms – Starwood Land has invested more than \$1.8 billion in superior residential communities throughout the United States.

In 2025, Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the top 10 largest U.S. new home markets: Dallas, Houston, and Austin. Also in 2025, for the third consecutive year, Starwood Land's Sunterra community in Houston is the #1 selling community in Texas.

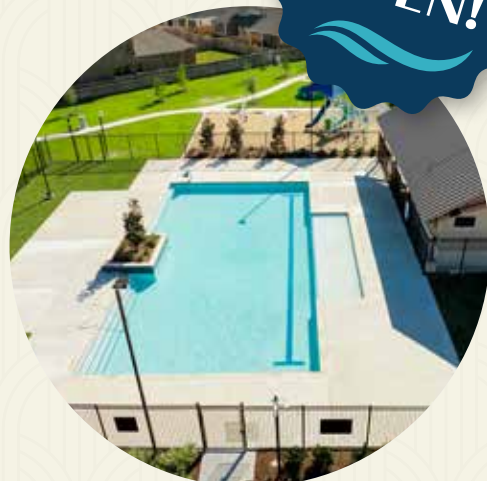


# NEW ADVENTURES

*every day!*

Every day is an adventure when living in Canterra Creek, and the fun starts right here in the community with multiple cool-down zones for hot summer days and the perfect setting for playdates or picnics. These amenities spell serious fun:

- Resort-Style Pool
- Playground
- Recreation Fields
- Splash Park
- Covered Pavilion



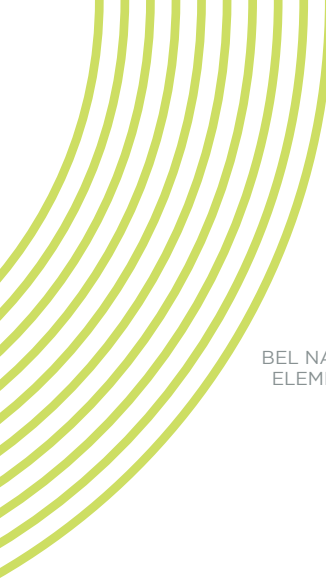
## ACCESS EVEN MORE FUN!

Canterra Creek residents have immediate access to the outstanding amenities available at sister community Sierra Vista. Active families can have endless fun, relax and indulge in the ultimate staycation.

- Heated Lazy River
- Resort-Style Pool
- Splashpad
- Tennis
- Pickleball
- Bocce Ball

*The best part? You can start to play as soon as you unpack!*





# LOVE *to* LEARN

Teachers and staff at schools within the Alvin Independent School District instill a lifelong love of learning in their students that fuels future success. Niche.com has given Alvin ISD an “A-” rating\*, noting its strength in college prep, diversity, academics and more.

## SCHOOLS

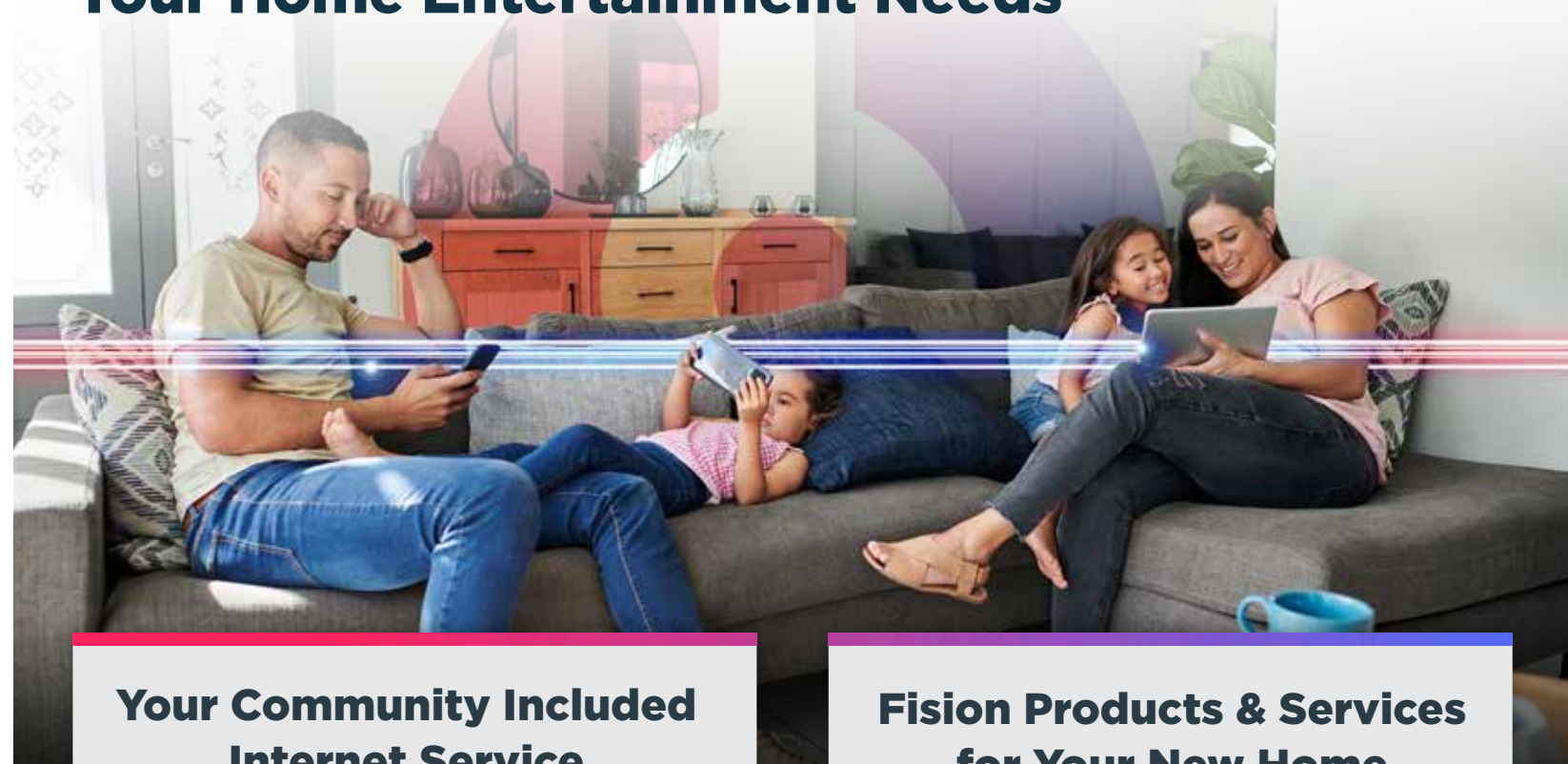
**BEL NAFEGAR SANCHEZ  
ELEMENTARY**  
1721 Sterling Lakes West Drive  
713-814-7000

**JACKIE DOUCET CAFFEY  
JUNIOR HIGH**  
9727 Pursley Blvd  
713-814-7400

**IOWA COLONY  
HIGH SCHOOL**  
3700 Davenport Parkway  
713-814-7500

\*Info pulled from Niche and Texas Education Agency websites. For the most up-to-date school zoning, please visit Alvin ISD's website. 6/25.

## Your Community's Provider For Your Home Entertainment Needs



### Your Community Included Internet Service

- ✓ Upon move-in, your new home is connected to **100% fiber-optic technology**
- ✓ Fision Internet service is connected and **ready at move-in\***
- ✓ Internet service is paid through the HOA
- ✓ Additional products and services available for upgrade and billed directly
- ✓ Dedicated Fision Team to assist every step of the way

### Fision Products & Services for Your New Home

- Fision Internet INCLUDED**  
500 Mbps symmetrical Internet and an advanced WiFi router - with no data caps!\*
- Fision MaxFi**  
Complete wall-to-wall Wi-Fi coverage experience throughout your home\*
- Fision TV+**  
Find, watch and enjoy your favorite shows, movies and videos—live, recorded, on demand and streaming, all in one place!
- Fision Voice**  
Reliable home telephone service with unlimited local and long distance calling to anywhere in the United States & Canada

Upon closing of your new home, call to connect to your included Wi-Fi:  
**833.354.2289**



\*Internet service available for residential use only. Actual speeds and performance of Internet service and Wi-Fi speed will vary due to a variety of factors. Internet speed upgrades available upon request. Internet speed upgrades may require additional equipment and are subject to additional service, equipment, and installation fees. MaxFi is designed to provide coverage in the weatherproof and habitable portions of the home. MaxFi is a service mark of Hotwire Communications, Ltd. Hotwire Communications and Fision are registered trademarks of Hotwire Communications, Ltd. © 2024 Hotwire Communications, Ltd. All rights reserved.

# it's all about LOCATION

## ALVIN ISD SCHOOLS

- A** Bel Nafegar Sanchez Elementary
- B** Jackie Doucet Caffey Junior High School (6-8)
- C** Iowa Colony High (9-12)

## COLLEGES & UNIVERSITIES

- D** Alvin Community College
- E** Houston Community College
- F** San Jacinto College South
- G** University of Houston

## DAYCARE

- H** Kiddie Academy
- I** Primrose School
- J** Step by Step Learning Academy
- K** Silverline Montessori School

## HOSPITALS & MEDICAL

- 1** Texas Medical Center
  - Memorial Hermann
  - MD Anderson
  - Texas Children's Hospital
  - The Woman's Hospital of Texas
  - St. Luke's Health
  - Houston Methodist Hospital
- 2** Apt Urgent Care
- 3** Pearland Medical Plaza

## ENTERTAINMENT

- 4** Cinemark
- 5** Top Golf

## FITNESS

- 6** 24 Hour Fitness
- 7** Orangetheory Fitness

## GROCERY STORES

- 8** Costco
- 9** H-E-B

## HOME IMPROVEMENT

- 10** The Home Depot

## PARKS

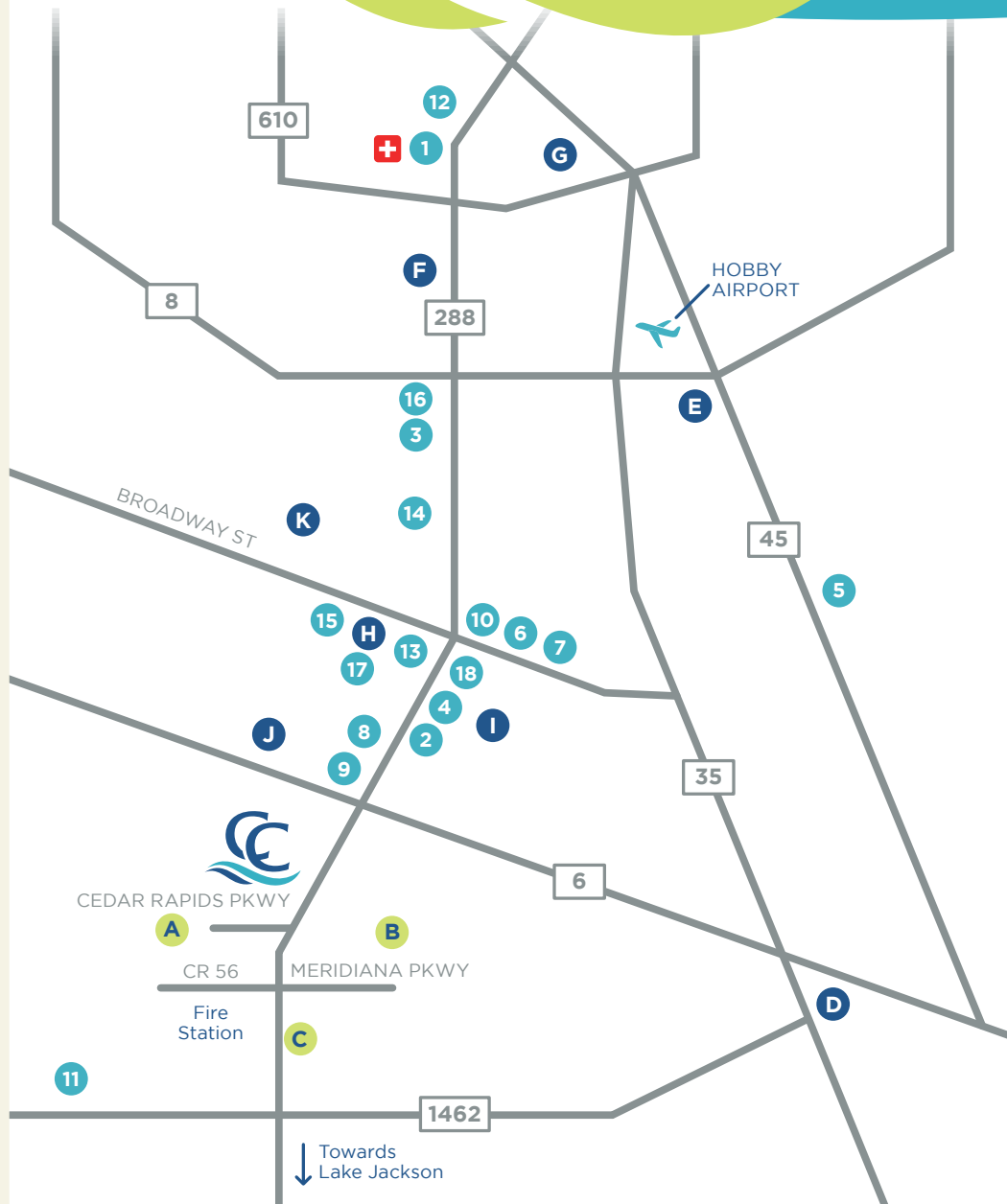
- 11** Brazos Bend State Park
- 12** Houston Zoo

## RESTAURANTS, FOOD & DRINK

- 13** BJ's Restaurant & Brewhouse
- 14** Cracker Barrel
- 15** Gringo's Mexican Kitchen

## SHOPPING & MORE

- 16** Bass Pro
- 17** Pearland Town Center
- 18** Target



NEW HOMES \$300s-\$500s



CanterraCreekTx.com



\*Prices and availability of homes and amenities are subject to change without notice. Residents will have access to the Sierra Vista Lazy River. 6/25

