

A NEW WAVE IN
Living.



SIERRA VISTA

Live Conveniently

Sierra Vista is a new wave of living that combines location advantages with engaging recreation. Open now are The Amenity Village with a robust Lazy River and year-round attractions. A group of some of the area's best builders present beautiful designs and plenty of floorplan options. Upgraded technology is standard in every home, along with the added peace of mind of living in gated and monitored neighborhoods. All this and a prime location on Hwy. 288 has made Sierra Vista one of the fastest-growing communities in Houston.



OUR FAMILY OF BUILDERS



Model Home Park

- CastleRock Communities
- Century Homes
- Davidson Homes
- Smith Douglas Homes



Townhomes

- HistoryMaker Homes



Model Home Park

- Willow at Sierra Vista
Luxury Rental Homes












Alterra at Sierra Luxury Rental Homes



Terrata Homes



-  Future Residential
-  Commercial
-  Greenbolt Trails
-  Dog Park
-  Future Daycare
-  Future Montessori School
-  Delbra Nichols-Wilma Mock Elementary School
-  Amenity Village
 - Lazy River
 - Splash Pad
 - White Sand Beach
 - Resort-Style Pool
 - Clubhouse with Fitness Center
 - Playground
-  Fire Station



*New Homes for
Sale or Rent*

HIGH \$200s - \$500s



**Sierra Vista residents float their cares away at the Amenity Village,
a complex filled with fun things to do!**

The Amenity Village brings you the best of both worlds—a **heated lazy river** with a sandy beach and a resort-style pool, ready for chilling poolside. This hybrid concept is the first of its kind in the Houston area, bringing entertainment in a refreshing new way. Float along the relaxing river or build a sandcastle on the sandy beach—either way it all adds up to the perfect way to staycation in your own backyard.



AMENITY VILLAGE FEATURES

- | | | |
|---------------------|---------------------|----------------------------------|
| 1 Basketball Court | 9 Heated Lazy River | 14 Bocce Ball Court |
| 2 Playground | 10 Beach Walk In | 15 Pickleball Court |
| 3 Restroom/Pavilion | 11 Sand Beach | 16 Clubhouse with Fitness Center |
| 4 Sports Field | 12 Tennis Court | |
| 5 Splash Pad | 13 Shade Structure | |
| 6 Oasis Pool | | |
| 7 Cabana | | |
| 8 Hammock Area | | |



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.



Access to more **FUN!**

Amenity Village Clubhouse

In addition to the heated lazy river and other features the Sierra Amenity Village offers, residents also have access to an expansive clubhouse with amazing features.

- **Fitness Room**
- **Resident Lounge**
- **Great Room**
- **Outdoor Pavilion**
- **On-site Lifestyle Director Office & HOA office**

Dedicated Lifestyle Director

Our on-site Lifestyle Director is all about giving residents memory-making experiences, from happy hours to social clubs, egg hunts to Santa brunches, and everything in between. There is always something excited planned to foster friendships among neighbors.



Amenity Village Clubhouse with Fitness Room

YOUR PATH TO *Adventure*

The GreenBoLT™ will wind through the community and provide a journey that's almost as exciting as the destination. Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBoLT can take you there. The trail is outfitted with safety features like 12-foot-wide, safety markers and carefully designed intersections. You can add to your experience with an electric powered golf cart or segway scooter to take you on a peaceful and scenic journey.



IT'S ALL ABOUT *Location*

SCHOOLS

- A** Delbra Orum Nichols-Wilma Elementary (PreK-5)
- B** Jackie Doucet Caffey Junior High School (6-8)
- C** Iowa Colony High (9-12)

MUSEUMS

- 1** Menil
- 2** Lone Star Flight Museum

COLLEGES & UNIVERSITIES

- 3** Alvin Community College
- 4** San Jacinto College South
- 5** Houston Community College
- 6** University of Houston

DAYCARE

- 7** Step by Step Learning Academy
- 8** Kiddie Academy
- 9** Primrose School
- 10** Silverline Montessori School

ENTERTAINMENT

- 11** Cinemark
- 12** Top Golf

FITNESS

- 13** 24 Hour Fitness
- 14** Orange Theory
- 15** Planet Fitness

GROCERY STORES

- 16** H-E-B
- 17** Aldi
- 18** Randalls
- 19** Costco

HOME IMPROVEMENT

- 20** The Home Depot

PARKS

- 21** Brazos Bend State Park
- 22** Houston Zoo

DINING

- 23** The Burger Barn
- 24** Jimmy Changas
- 25** BJ's Restaurant & Brewhouse
- 26** Gringo's Mexican Kitchen
- 27** Cracker Barrel

SHOPPING & MORE

- 28** Pearland Town Center
- 29** Target
- 30** Bass Pro
- 31** Academy
- 32** Manvel Town Center

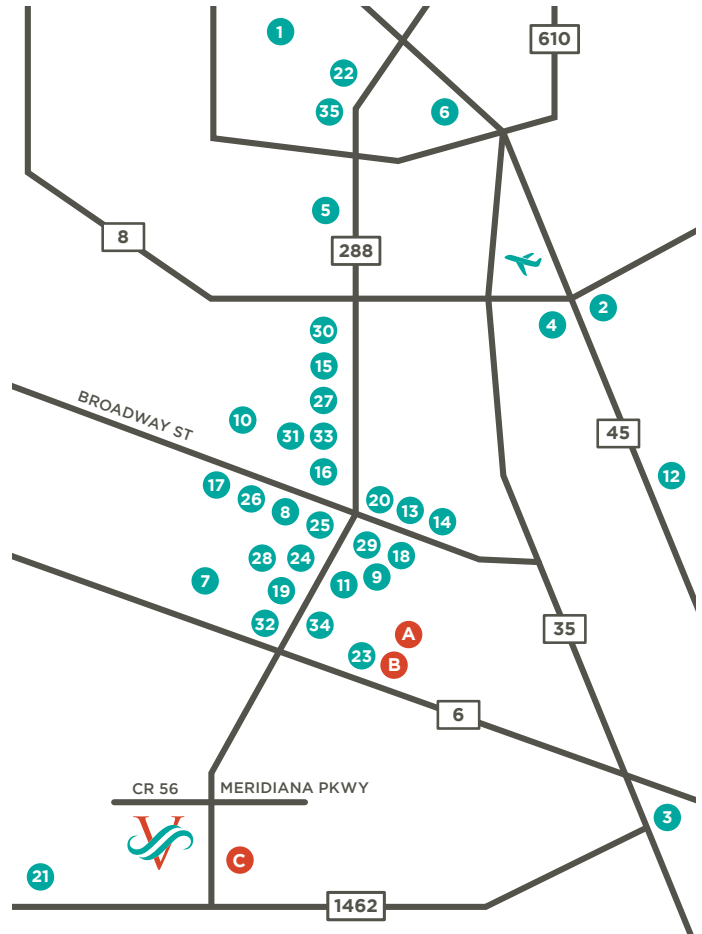
Now Open!

HOSPITALS & MEDICAL

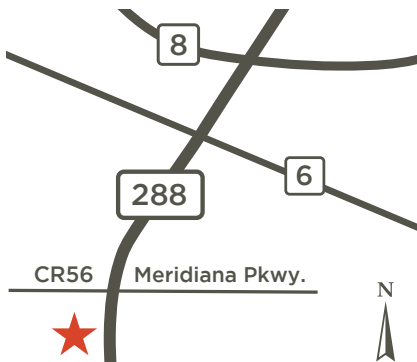
- 33** Pearland Medical Center
- 34** Apt Urgent Care
- 35** Texas Medical Center



HOBBY AIRPORT



*Map not to scale. Locations are approximate.



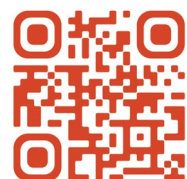
SIERRA VISTA

New Homes High \$200s-\$500s



Learn more
about the developer

FIND YOUR
Dream Home



*Information contained herein is subject to change, correction, errors and omissions. 6/25

SierraVistaHouston.com

