



BROOKEWATER



Elevated Living

FROM THE \$300s-\$600s



Elevated Living in Fort Bend County



MASTER PLAN

Legend



Model Home Village

- Ashton Woods
- Brightland Homes
- Chesmar Homes
- David Weekley Homes
- Highland Homes
- Perry Homes
- Westin Homes
- Taylor Morrison



Future Amenity Center

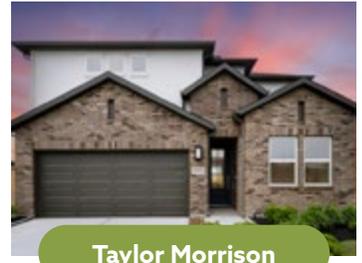


Proposed Elementary School



Future Commercial

The Best Builders in the Lone Star State



About the Developer



Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities in 11 states and has generated 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 ten largest U.S. new home markets – Dallas, Houston and Austin. In 2025, for the third consecutive year, Starwood Land's Sunterra in Houston is the #1 selling community in Texas.

2007
YEAR ESTABLISHED

50K+
LOTS SOLD

100+
COMMUNITIES



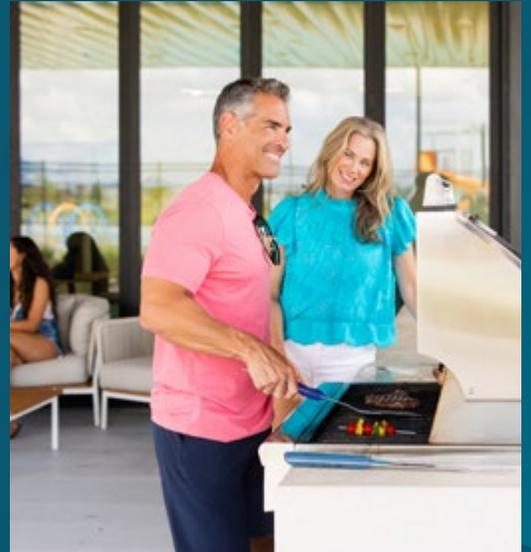
AMENITIES DESIGNED FOR MEANINGFUL CONNECTIONS

Glide down the lazy river, take a dip in the pool, or have a peaceful picnic at the pavilion. Let the kids run wild on the playground or laze on the event lawn. Go for a relaxing walk or an energizing jog on our trails. The planned lakefront amenity complex is your ultimate destination for fun and downtime. Plus, with a lifestyle director on board, you'll always have fun events to look forward to.

- | | | |
|---------------------------|--------------------------|----------------------|
| A Outdoor Pavilion | E Playground Area | I Cabanas |
| B Restrooms | F Swing Area | J Creek Trail |
| C Picnic Area | G Swimming Pool | |
| D Event Lawn | H Lazy River | |

FUN YEAR ROUND!

From a resort-style pool to scenic walking trails and state-of-the-art facilities, the amenities at Brookewater are more than just perks—they're an invitation to an elevated lifestyle that blends relaxation and activity in perfect harmony so you can recharge, connect, and make the most of every day.



Thoughtful Living in BROOKEWATER

Brookewater redefines what it means to live in a tight knit, thriving community.

With thoughtfully designed amenities, exciting social events, and vibrant gathering spaces, Brookewater creates the perfect setting to build lifelong friendships while enjoying a modern, elevated lifestyle.

- **Happy Hours**
- **Brunch with Santa**
- **Easter Egg Hunt**
- **Fall Festive Fun**
- **July 4th Party**
- **Community Picnic**



LAMAR CISD FOR GROWING MINDS

Schools matter and Brookewater kids get to attend schools in the well-loved Lamar Consolidated Independent School District. Lamar CISD takes a hands-on approach, focusing on students and giving them opportunities to grow. Smaller campuses mean kids get more chances to shine, and the special sixth-grade-only schools make moving up to middle school a lot smoother. Plus, there are plans for a school right here in Brookewater, making life even easier.



Beasley Elementary School

KINDER-5TH GRADE
7511 Avenue J
Beasley, TX 77417



Navarro Middle School

6TH GRADE
4700 Avenue N
Rosenberg, TX 77471



George Junior High School

7TH-8TH GRADE
4601 Airport Road
Rosenberg, TX 77471



Terry High School

9TH-12TH GRADE
5500 Avenue N
Rosenberg 77471



BROOKEWATER

A great location off Highway 59 guides you to major employers and urban fun in Sugar Land, Richmond, and Rosenberg. Children thrive at Lamar CISD schools.

Schools

1. Beasley Elementary K-5
2. Navarro Middle School 6
3. George Jr. High School 7-8
4. Terry High School 9-12
5. Wright Jr. High School 6-8
6. Randle High School 9-12
7. Wharton Co. Jr. College
8. Texas State Technical College
9. UH Sugar Land

Attractions & Dining

1. Cracker Barrel
2. Gringo's
3. Ft. Bend Museum
4. Smart Financial Centre
5. Sugar Land Town Square

Childcare

1. Kinder Care
2. A Young Adventure Awaits

Grocery

1. H-E-B
2. Kroger
3. Costco
4. Walmart

Shopping

1. Brazos Town Center
2. Academy
3. Hobby Lobby
4. Kohl's
5. Home Depot
6. Lowe's
7. Petco

Parks & Recreation

1. Ft. Bend Co. Library
2. George Park
3. Seabourne Creek Sports Complex & Nature Park
4. Rosenberg Parks & Recreation
5. Brazos River Park
6. Ft. Bend Co. Fairgrounds

Hospitals

1. SRM Urgent Care
2. Ft. Bend Co. ER
3. Oakbend Hospital
4. Memorial Hermann
5. Houston Methodist



Scan to learn more about Starwood Land Development



* Prices and availability subject to change without notice. 7/25

LIVEBROOKEWATER.COM

