


Sandcastle Homes

THE
CROSSING
AT RICE MILITARY



Steps from the Park. Built for the Way You Live.

FIRST-FLOOR LIVING

Private
Driveways

Fenced
Back Yards

Bonus
Living Spaces



YOUR PEACEFUL PLACE IN THE HEART OF THE CITY

Welcome to The Crossing at Rice Military — where timeless design meets everyday ease. This intimate collection of just 14 new homes offers private driveways, spacious backyards, and first-floor living, all tucked inside a quiet, no-HOA enclave just steps from Cottage Grove Park.

Here, you're minutes from Houston's most dynamic dining, shopping, and cultural destinations — but it still feels like home. Whether you're hosting friends in your open-concept kitchen or enjoying a peaceful morning walk, The Crossing is built for the way you live.

What Sets The Crossing Apart?

First-floor living in every home

Private driveways & fenced backyards

No HOA

**Direct access to Cottage Grove
Park via pedestrian bridge**

**Popular Sandcastle Homes
features: tankless water
heater, camera pre-wire, smart
garage door opener + more**





FIVE FLOORPLANS. One Perfect Fit.

Whether you need a quiet space to work, a layout that flows for entertaining, or just a little more breathing room, The Crossing at Rice Military has a plan that fits. Choose from five thoughtfully designed floorplans—Chesapeake, Coronado, Sterling, Monterrey, and Athens—each offering first-floor living, private driveways, and fenced backyards.

THE ATHENS

2422 SF 3 BEDS 2.1 BATHS

These homes are built with real-life function in mind, from oversized pantries and generous walk-in closets to flexible lofts, game rooms, and mudroom drop zones. Whether you want extra space to gather or a tucked-away retreat at the end of the day, there's a floorplan here that's just right for how you live. Explore each one and discover the comfort of a home that works as beautifully as it looks.



THE CHESAPEAKE

2532 SF 3 BEDS 2.1 BATHS



THE CORONADO

2429 SF 3 BEDS 2.1 BATHS



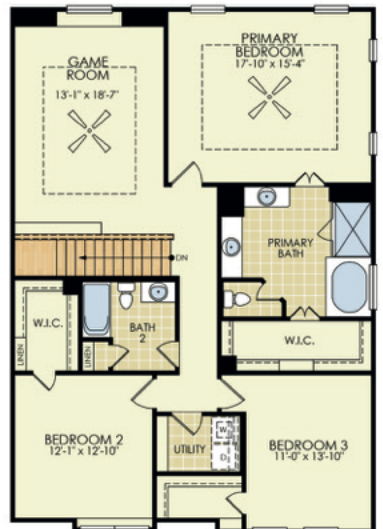
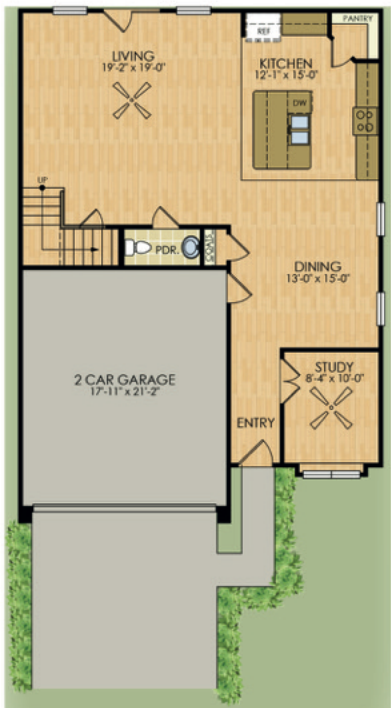
THE MONTERREY

1975 SF 3 BEDS 2.1 BATHS



THE STERLING

2111 SF 3 BEDS 2.1 BATHS



scan to experience
3D TOURS

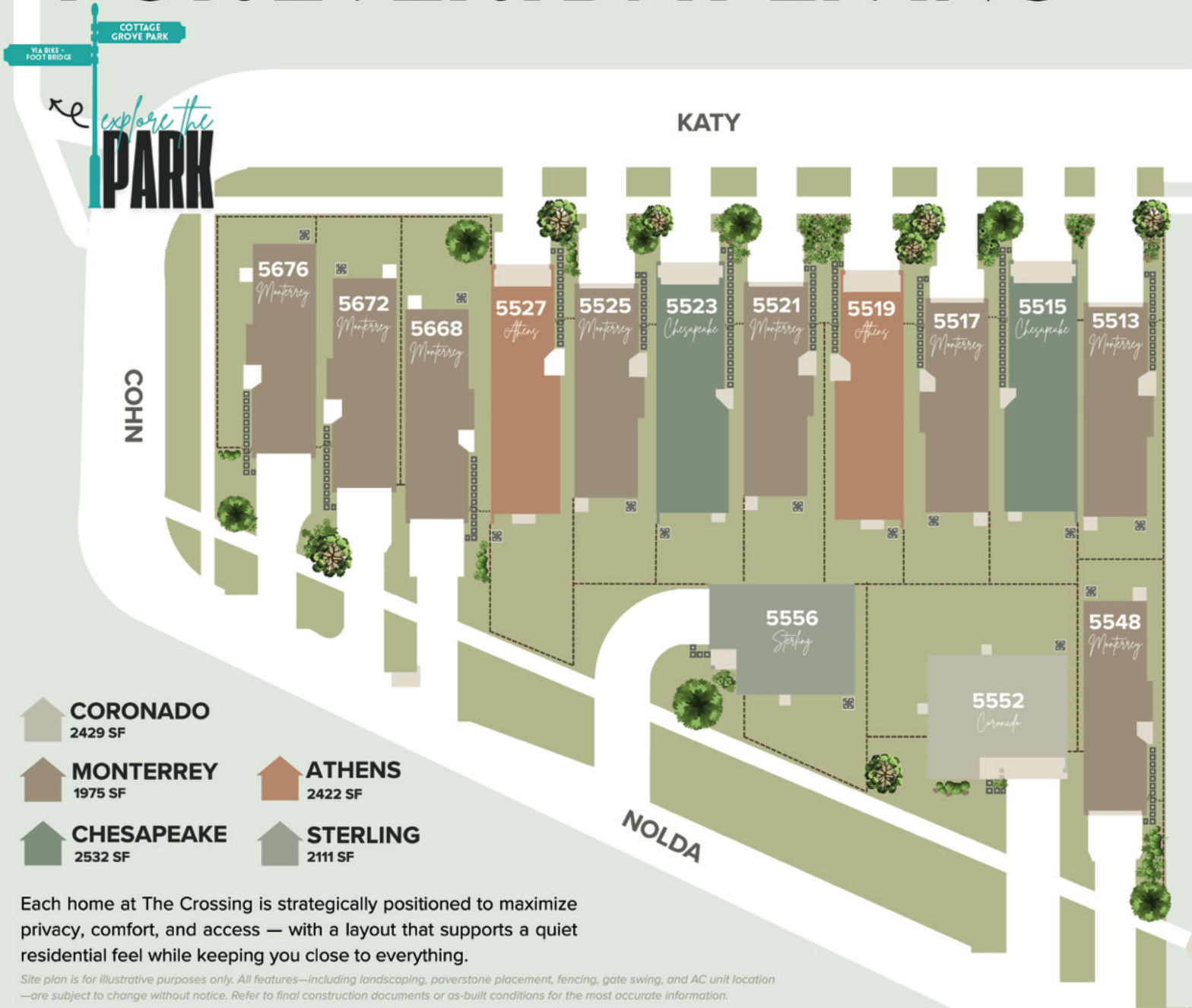


meet the
MODELS

favorite FEATURES

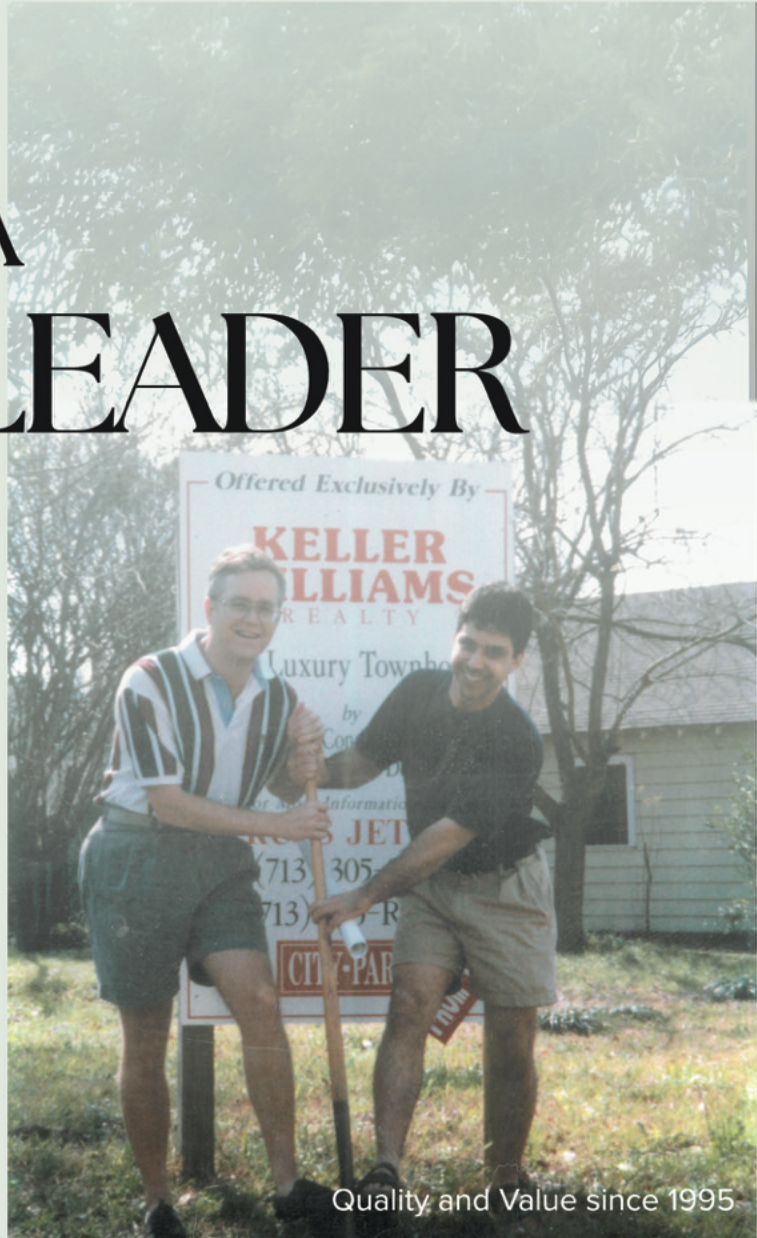
- ✓ FIRST FLOOR LIVING
- ✓ GENEROUS YARDS
- ✓ FLOWING, OPEN PLANS
- ✓ EXPANSIVE PRIMARY SUITES
- ✓ FIRST-FLOOR POWDER ROOM
- ✓ SECONDARY LIVING AREAS
- ✓ PRIVATE DRIVEWAYS
- ✓ TWO-CAR GARAGES

A THOUGHTFUL LAYOUT FOR EVERYDAY LIVING





BUILT BY A LOCAL LEADER



Sandcastle Homes has been building in Houston's most sought-after neighborhoods for more than 30 years. Known for smart floorplans, quality materials, and a commitment to craftsmanship, Sandcastle continues to set the standard for attainable luxury inside the Loop.

Our long-tenured team and award-winning designers ensure each home reflects timeless style and practical functionality. With thousands of happy homeowners across Houston, we're proud to help shape the city we call home.



LET'S FIND YOUR HOME AT THE CROSSING

Schedule a private tour or reach out with questions — we're here to help you explore your options, whether you're buying your first home or your forever home.



PRESENTED BY THE SELLING HOUSTON TEAM AT KSP



JENNIFER VICKERS
NEW HOME CONCIERGE
📞 713-240-9671
✉️ jennifer@sandcastlehouston.com



LISA PEREZ
NEW HOME CONCIERGE
📞 713-550-2840
✉️ lisa@sandcastlehouston.com



*Sandcastle Homes reserves the right to make additions, deletions, and other changes to the features listed herein, and to substitute products and materials of similar quality to maintain acceptable standards and conform to any required building codes. Features may vary from home to home and depending upon site and plan. Dated 07/24/2025.

📍 1405 Durham Dr. Houston TX 77007

🌐 SandcastleHouston.com