

MARVIDA



Live. Play. Relax.

Master Plan

Marvida is a pocket of paradise for adventurous families who want it all, including innovative home designs, premium amenities and unparalleled value.

G GATED SECTION

ISLAND AMENITY VILLAGE

MODEL HOMES

- CastleRock
- Chesmar
- Hamilton Thomas
- Long Lake
- M/I Homes
- Smith Douglas Homes
- Tricoast

MODEL HOMES

- KB Home

MODEL HOMES

- K. Hovnanian

MODEL HOMES

- Perry

MODEL HOMES

- Chesmar

MODEL HOMES

- Centex

HOMES FOR RENT

- Willow at Marvida

MODEL HOMES

- Brightland



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.

Models OPEN DAILY!



Brightland Homes



CastleRock Communities



Centex



Chesmar Homes



Hamilton Thomas Homes



KB Home



K. Hovnanian Homes



Long Lake



M/I Homes



Perry Homes



Smith Douglas Homes



Tricoast Homes



Willow at Marvida
Homes for Rent



IT'S TIME TO GET YOUR

FLOAT ON!

Island
Amenity
Village
Now
Open!



THE
ISLAND

AMENITY VILLAGE

The time will always read “play o’clock” at The Island Amenity Village, which is an oasis of fun for Marvida residents right in the community. Worries will slip away as you float along the lazy river and there will be hours of fun at the splash pad. Can’t decide between tennis or sand volleyball? Luckily, you can do it all!

The amenity complex even gives four-legged family members a place to play leash-free.



FUN IN THE Sun

LAZY RIVER
PLAYGROUNDS

DOG PARK

WORKOUT FACILITIES

SPORT COURTS

GET Social

CLUBHOUSE

EVENT LAWN

SHADED PAVILION

READY TO Play!

Boasting access to the outstanding amenities available at sister communities Miramesa, Canyon Lakes West and Bridge Creek,

Marvida offers active families their choice of four parks for the kids, three clubhouses where you can meet up with friends, three gorgeous pools, three state-of-the-art workout facilities, sports courts and a dog park for your furry friend.

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



THE ISLAND

AMENITY VILLAGE



1 CLUBHOUSE

2 LAZY RIVER

3 LAP POOL

4 TENNIS COURT

5 EXERCISE STATIONS

6 DOG PARK

7 SAND VOLLEYBALL

8 SPLASH PAD

9 PAVILION

10 EVENT LAWN

11 PLAYGROUND

12 GREEN BOLT TRAIL

13 PICKLEBALL COURT

HIGHLY RATED Schools

Cypress-Fairbanks ISD is the state's third largest school district, serving more than 116,500 students at 91 schools, including those zoned to Marvida.



WALKER ELEMENTARY

6424 Settlers Village Drive
281-345-3200 • cfisd.net/walker



ANDRE ELEMENTARY

8111 Fry Road
281-463-5500 • cfisd.net/andre



ROWE MIDDLE SCHOOL

7611 Westgreen Boulevard
346-227-6220 • cfisd.net/rowe

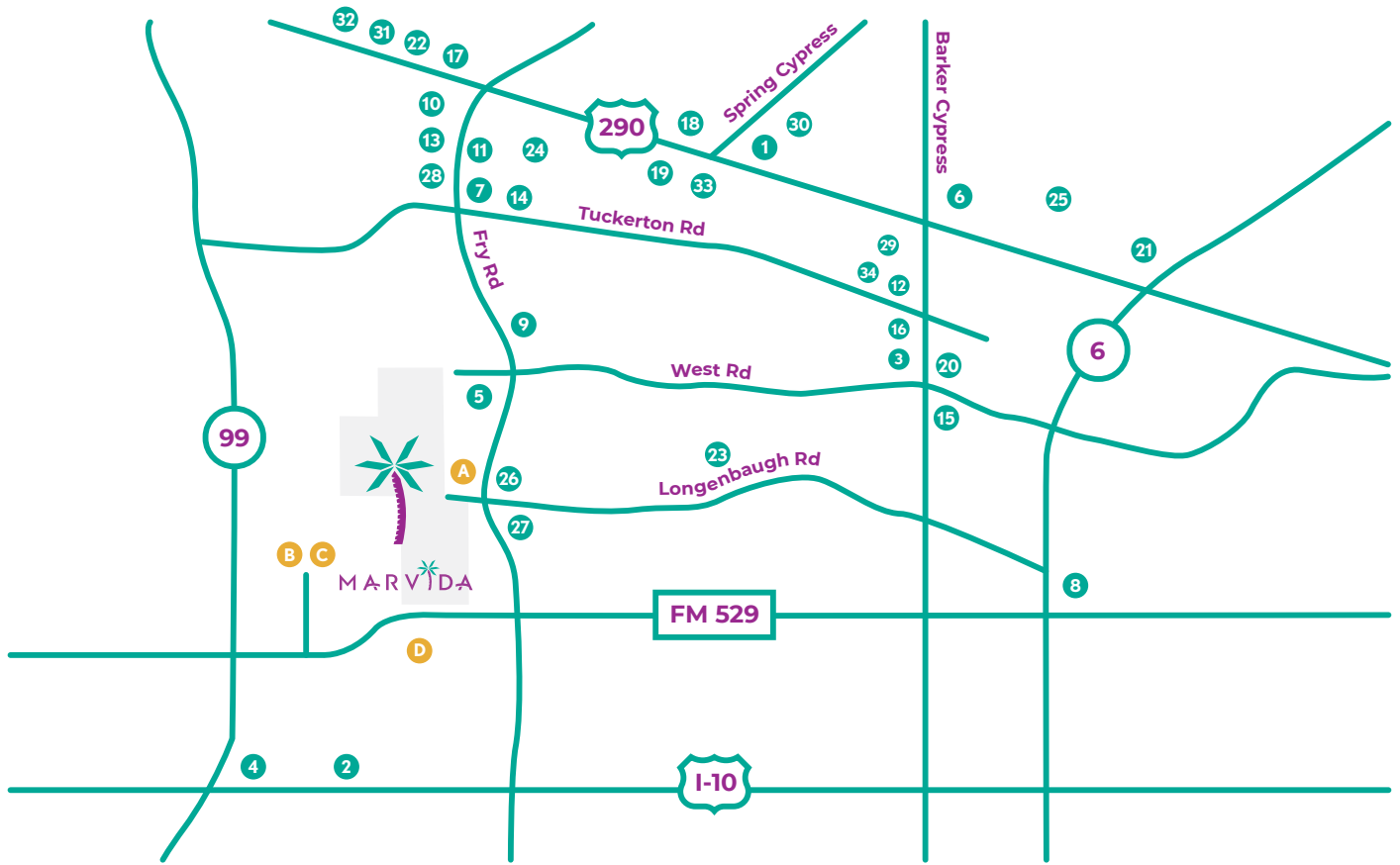


CYPRESS PARK HIGH SCHOOL

7425 Westgreen Boulevard
346-227-6000 • cfisd.net/cypark

Consistently ranked among the top 10 districts by Niche.com, CFISD boasts a 93% graduation rate with high school students performing above average on AP, SAT and ACT tests.

IT'S ALL ABOUT Location



CY-FAIR ISD

- A Andre Elementary
- B Rowe Middle School
- C Cypress Park High School
- D Walker Elementary

MUSEUMS

- 1 Play Street Museum - Cypress

COLLEGES & UNIVERSITIES

- 2 Houston Community College - Katy Campus
- 3 Lone Star College CyFair
- 4 University of Houston - Victoria at Katy

DAYCARE

- 5 Children's Lighthouse of Cypress - Canyon Lakes West
- 6 Imagine Early Education & Childcare - Cypress
- 7 The Goddard School of Cypress

ENTERTAINMENT

- 8 Copperfield Bowl
- 9 Star Cinema Grill

FITNESS

- 10 Blackhorse Golf Club
- 11 Life Time
- 12 Orangetheory Fitness
- 13 Pure Barre

GROCERY STORES

- 14 H-E-B
- 15 ALDI
- 16 Kroger Marketplace
- 17 Costco

HOME IMPROVEMENT

- 18 The Home Depot
- 19 Lowe's Home Improvement

HOSPITALS & MEDICAL

- 20 CareNow Urgent Care - Cypress
- 21 HCA Houston Healthcare North Cypress
- 22 Memorial Hermann Cypress Hospital

PARKS

- 23 Richard & Meg Weekley Park
- 24 Cypress Creek Lakes Park
- 25 Bud Hadfield Park

RESTAURANTS & DRINK

- 26 Marco's Pizza
- 27 Starbucks
- 28 Local Table
- 29 The Union Kitchen
- 30 Burro & Bull Barbecue

SHOPPING & MORE

- 31 Fairfield Town Center
- 32 Houston Premium Outlets
- 33 Target
- 34 The Boardwalk

New Homes

HIGH \$200s-\$500s

MarvidaHouston.com



Scan to learn more about the developer

