

REGIONAL DEVELOPMENT AND HOUSING GROWTH FOR 2024

These Houston-area residential developments will bring thousands of homes to the region



Starwood Land

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Some of Houston's master-planned communities are among the top-selling communities nationally. Among them is Sunterra in Katy, planned for 7,000 homes, and Bridgeland in Cypress planned for 20,000 homes. These communities continued to hit construction and sales milestones in 2023 as they're built out.

Sunterra in Katy named top-selling Houston community

Sunterra, a 2,300-acre master planned community of Land Tejas in Katy, is planned for more than 7,000 homes. There are 19 builders in the community offering homes from the high \$200,000 to \$800,000s.

The 2,300-acre development, northwest of Katy Freeway and Grand Parkway, is planned for 7,000 homes. Sunterra opened in late 2021 with 19 homebuilders offering homes ranging from the \$200,000s to \$800,000s.

It was named among the top-selling master-planned communities in the U.S. for the first half of 2023 by Washington, D.C.-based consultancy RCLCO. At No. 3, it outpaced other Houston-area communities.

Work on the development's recreational areas began earlier this year, including a \$12 million project with a pool, water slide, lazy river and splash pad. Sunterra recreation will also offer a clubhouse with fitness centers, meeting rooms, tennis courts and a soccer field. In 2025, Sunterra will open a \$21 million project featuring a Crystal Lagoon.

Breaking ground for Austin Point in Fort Bend County

The 1824, part of the first phase of the Austin Point community in Fort Bend County, will feature an event lawn, children's play area, beer garden, food truck court and spaces for outdoor fitness and games.

The Signorelli Co.

The Woodlands-based Signorelli Co. broke ground in 2023 on a 14,000-home community 10 miles south U.S. 59 off FM 762, south of Richmond. The 4,700-acre development, Austin Point, will start with a 165-acre section comprising 420 single-family homes, some with front porches facing parks and green spaces. Its first homes are expected to be available in spring 2025.

Austin Point is the largest to be announced in Fort Bend County in decades. It could ultimately have 50,000 residents.

New homes across price points in Crosby, Conroe

Meritage Homes has acquired 241 acres off FM 2100 and Foley Road in Crosby for a new community named Sundance Cove.

Developers plan for a range of price points in upcoming communities, starting in the \$200,000s.

Meritage Homes acquired 241 acres for Sundance Cove, expected to have nearly 1,000 homes, in Crosby, northeast of downtown Houston. The community will have houses with starting prices in the low \$200,000s, the company said.

Houston-based LGI Homes opened Sweetwater Ridge with 1,184 planned homes **off FM 1484 near Conroe**. LGI plans 212 single-family homes starting in the low \$200,000s in its first section.

Building at the edge of the region

Hines acquired 528 acres for a new master-planned community in Waller.

Fueled by population growth, developers continue to bring more homes at the edges of the region.

Houston-based Hines acquired 528 acres north of U.S. 290 in September for a 1,400-home community in Waller, 40 miles northwest of Houston. It will begin selling in summer 2025.

Home sales in the 1,200-acre Waller community, Lakeview, began in June.

Construction for the 1,622-acre community Jubilee in Hockley, about 40 miles northwest of downtown, also began this year. Jubilee is planned for about 4,900 homes, 30 acres of park and amenity space and over 270 acres of green space and waterways. Home sales are expected to begin in 2024.

Last village grand opening in Bridgeland

Creekland Village will open in the Bridgeland master-planned community in Cypress in spring of 2023.

Bridgeland held a grand opening in October for Creekland Village, the last of four planned villages. Home sales began in January. The community has 3,000 homes on 2,300 acres.

The sprawling Bridgeland community — it covers about 11,500 acres near U.S. 290 and Grand Parkway in Cypress — is projected to have 20,000 homes. Bridgeland was No. 6 in RCLCO's ranking of top-selling master-planned communities in the country for the first half of 2023.

Build-to-rent growing across Houston

Single-family rental homes in Wingspan, a development of Howard Hughes Holdings in Bridgeland, have a modern farmhouse style.

Communities around Houston grew by offering build-to-rent homes.

Wingspan in Bridgeland was Howard Hughes Corp.'s first build-to-rent neighborhood, offering 263 homes for lease. Homes will range from 650 to 1,700 square feet.

Illinois-based Marquette Cos. broke ground on a 300-unit community in The Woodlands that will have 188 single-family and townhouse rentals.

Clay Residential broke ground on a 368-home for-rent development in Marvida in Cypress in May.

Balcara at Meridiana in Rosharon, the Villas at Sunterra in Katy and Willow at Sierra Vista in Iowa Colony have build-to-rent home offerings as well.