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SPECIAL REPORT: The Next Growth Market



ON LOCATION

AT SHADOW CREEK RANCH ... THE MASTER-PLANNED COMMUNITY THAT IS

CHANGING HOUSTON'S GROWTH PATTERN.

Never before has the old adage "Location, Location, Location," played a more prominent role in the pursuit of a community's success than it does at Shadow Creek Ranch, the newest and largest residential development to be built in Houston in the past decade.

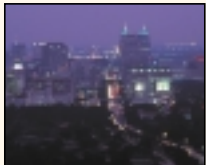
Shadow Creek Ranch is changing the blueprint of Houston's growth pattern. While the building trend continues to push residential developments to the outer limits (some as far as 35 miles outside the 610 Loop) one community is bringing families back towards the heart of the city. Approximately 3,300 acres in size, Shadow Creek Ranch is located just 15 minutes from the central business district and cultural and entertainment hubs.

"Today's tremendous growth in the suburbs has led to congestion and major traffic challenges," said Bob Bohlke, president of Bohlke & Associates. "Now with the renaissance of downtown, people want the control and amenities offered in a planned community, but they want it closer to the city's centre."

While the majority of Houston area planned communities have driving times in excess of 45 minutes, residents of Shadow Creek Ranch will have the shortest commute to the heart of the city of any master plan community in Houston. The Texas Medical Center, The Galleria, Hobby Airport, Reliant Stadium and Rice Village are all just a stone's throw away.

"Our homeowners will be able to head home from work at 6 p.m., change clothes, walk the dog and still make it downtown to a ball game that starts at 7 p.m.," said Carlo Ferreira, principal of Shadow Creek Ranch.





"The easy access and proximity to and from homes along the 288 corridor, south of the med-center, is a tremendous plus for the growing job market in and around the Texas Medical Center. Shadow Creek Ranch, just 12 minutes away, is an obvious consideration for anyone working in the medical center or downtown who is in the market for a home."

**Ned Torian,
McDade, Smith, Gould,
Johnson and Company**

Creek Ranch Development Company principal Gary Cook. "The shopping, retail and commercial development has been planned for convenience," says Cook.

The nearly 4,000,000-square-foot of new office space that is proposed or currently under construction in the central business district will create approximately 16,000 jobs and the new Southeast Texas BioTechnology Park in the Medical Center will create over 23,000 jobs.

ECONOMIC GROWTH

The overall vision and plan for Shadow Creek Ranch embraces a community where residents can work and play ON LOCATION. When complete, Shadow Creek Ranch will encompass nearly 12,000 residential homes including single-family, multi-family and senior housing units. This self-contained community will also include commercial, industrial, civic and recreational sites.

"We will create approximately 5,000 jobs within the community to encourage people to live here and work here," said Shadow



Emerald offers homes from their Classic Series priced from the \$170s to \$200s.

According to Ferreira, "Because of its location, all of those people will find Shadow Creek Ranch, 'the place to live'."

LAKES. LAKES. LAKES.

Central to the theme of the community is a 300-acre system of lakes. The lakes are positioned to offer scenic views from almost every vantage point within Shadow Creek Ranch.

"We're not just offering lake front property," said land planner Kerry R. Gilbert of Gilbert & Associates, "we're offering a lake living experience. People want open space and aesthetic beauty. The lakes create the open space, and it is our job to create the beauty," he said. Gilbert & Associates designed the land plan for several other Houston master plan communities including Cinco Ranch, Windrose and South Shore Harbor.

One of the largest of the lakes, located at the corner of Kirby Drive and Shadow Creek Parkway, encompasses 20-acres and announces the entry to the Village of Emerald Bay, the first of a total of six villages at Shadow Creek Ranch.

A hiking and biking trail network of almost 22 miles will also traverse the property connecting the various villages and activity centers including parks, recreational facilities, retail and commercial facilities and schools.



An artist's rendering of "The Island" at Shadow Creek Ranch.

ALVIN ISD RATES 5 STARS

A strong educational system is critical to the success and growth of any major community. School-aged children of Shadow Creek Ranch will attend elementary, middle school and high schools located within minutes of the community in the Alvin Independent School District.

The second largest school district in Brazoria County, AISD is a Recognized district (four consecutive years) for academic achievement by the Texas Education Agency. An accredited 5-A school district, thirteen schools have Recognized or Exemplary status according to the TEA accountability rating system.

In November of 2001, Texas Monthly published an article that ranked more than 5,000 Texas Public Schools. The article was based on a review of the rating system used by the Just For the Kids (JFTK) foundation. In the 35-page editorial titled "How Does Your Kid's School Stack Up?" several AISD schools were awarded top honors. After carefully reviewing the data used and JFTK's use of a benchmark of 85% proficiency rather than the 70% TAAS passing rate, the schools in Alvin ISD received the highest rating of Five Stars!

"We are proud of all the schools, but the one that really stands out is Alvin High School, the only high school in Brazoria County that received a Five Star rating," said Eddie Martinez,

President of the Board of Trustees. Twelve of the 14 schools in Alvin ISD received either a Five or Four Star rating.

The district recently held a dedication ceremony for its newest elementary school, Don Jeter Elementary. Don Jeter will be the first facility to serve elementary school-aged children living in Shadow Creek Ranch. This state-of-the-art school has the capacity for 800 students and serves grades K through 6th. Located at the corner of County Roads 48 and 58, this campus is just a couple blocks from Shadow Creek Ranch. Upon completion Shadow Creek Ranch will have seven schools on location.

"We are confident that the Developers of Shadow Creek Ranch have the vision and financial commitment to produce a superior community for the people of Houston."

**Mickey Pizzitola
President, Greater Houston Builders Association**



"We are proud of all the schools, but the one that really stands out is Alvin High School, the only high school in Brazoria County that received a Five Star rating,"

**Eddie Martinez,
President of the Board of Trustees, AISD**



Shadow Creek Ranch features a variety of Perry Homes designs priced from the \$220s to \$260s.

GRAND OPENING OF HOMES EARLY SUMMER

The developers of Shadow Creek Ranch have carefully hand-picked a team of Houston's top builders to bring an exceptional selection of home designs to the community. Emerald Homes, Legacy Homes, Perry Homes and Westport Homes comprise the first group of builders that will design homes at Shadow Creek Ranch.

"I'm very pleased we were able to reach an agreement with such a respected group of builders," said Carlo Ferreira, Principal of Shadow Creek Ranch Development Co.

"They are all well-known and highly regarded throughout the industry as some of the top homebuilders in the state of Texas. This first team of builders will offer an array of high quality home designs that range in price from the mid \$100s to the \$700s. These homes ranging from 2,000 to over 5,500 square feet will appeal to every type of buyer — from large families to empty-nesters to the single professional."

This summer Shadow Creek Ranch will showcase grand openings of model homes offered by each of these builders. Many of these homes and homesites available are near the water's edge and offer scenic views of the abundant lakes throughout the community.

"We are excited about being invited to build in Shadow Creek Ranch because of its proximity to downtown and the Texas Medical Center," said Mickey Pizzitola, Houston Division President for Legacy Homes. Legacy Homes will offer home designs in the neighborhoods of Enclave Terrace and Bay Front Estates, priced from the \$140s to \$220s, while Perry's homes, in the neighborhoods of Enclave Lake Estates North and Enclave Lake Estates South, are priced from the \$220s to \$260s.

"A large percentage of Perry's buyers in the Hwy. 288 area commute to the Medical Center or Downtown and enjoy the relative ease of the drive," says Craig Foresman, Perry Homes Division President. "Shadow Creek Ranch, even closer to town, should be of interest to anyone working inside the loop," he concluded.



Legacy Homes offers home designs at Shadow Creek Ranch from the \$140s to \$220s.

15 MINUTES FROM ALMOST ANYWHERE

Located on 288 at Shadow Creek Parkway Exit just south of Beltway 8, Shadow Creek Ranch enjoys short drive times to Houston area business, cultural, and entertainment districts:



Texas Medical Center:

12 Minutes

- The world's largest medical center
- Economic impact of \$10 billion
- More than 52,000 people work within its facilities
- Encompasses 21 million sq ft
- Altogether 4.8 million patients visit each year

Downtown: 15 Minutes

- Home to a 17-block Theater District
- 8 performing arts organizations and more than 12,000 seats
- Only New York City has more seats concentrated in one area
- Home to the Houston Aeros, Astros, Comets & Rockets
- Home to the Texaco/Havoline Houston Grand Prix



Reliant Stadium:

13 Minutes

- Home to the NFL's newest expansion team, the Houston Texans
- Host site of Super Bowl XXXVIII on February 1, 2004
- The world's first retractable roof NFL stadium
- Total seating capacity: 69,500

The Galleria:

17 Minutes

- Over 300 stores
- A mammoth ice-skating rink
- Home to many restaurants and office towers
- Two hotels—the Westin Oaks and Westin Galleria.



www.shadowcreekranch.net

281-412-0399



Westport's luxury custom designs will be priced from the \$350s to \$700s.



John Blackmer

John Blackmer

Emerald Homes and Westport Homes will also have models open for public viewing this fall. Emerald will offer floorplans from their Classics Series priced from the \$170s to \$220s, while Westport Homes, the first custom homebuilder at Shadow Creek Ranch, will offer custom home designs ranging in size from 3,500 to 5,500-square-feet on "The Island," Shadow Creek's most unique neighborhood. Almost completely encircled by water, "The Island" features oversized estate homesites from 9,600 to nearly 20,000 square feet.

ON LOCATION

Everything is within reach at Shadow Creek Ranch and it all adds up to a perfectly positioned location. Destined to be one of Houston's most desirable addresses, Shadow Creek Ranch seems to have time on its side.

FAST FACTS ABOUT SCR

Location: Hwy 288 South at Shadow Creek Pkwy, approximately one mile south of Beltway 8

Size: Approximately 3,300 acres.

That's nearly six square miles, stretching from Hwy 288 to FM 521 and from Clear Creek to FM 518

Builders:

Legacy Homes \$140s - \$220s

Emerald Homes \$170s - \$200s

Perry Homes \$220s - \$260s

Westport Homes \$370s - \$700s

Features: 300 acres of linked lake system • 700 acres of open space including parks • 22-mile network of hike-and-bike trails and pedestrian greenbelts • recreational facilities, shopping center • commercial and business facilities • 7 school sites • Town Center with police and fire stations, hospital, churches, library

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