



Live the
sweet life.

New Homes *from the*
\$300s - \$800s

Inspired by the lush orange groves of the land's history, Valencia by Hillwood Communities embodies vibrant beauty and interconnections to create an inviting new community. Its outstanding central location near local parks, schools, and the Manvel Town Center make Valencia the perfect place to sow the seeds of your life's next chapter. Get ready to treat yourself to a life that's as delicious and nourishing as our community's namesake. Choose from new homes designed to your exact wants and needs. Make relaxation and wellness a priority with invigorating amenities. And because you're near Houston, The Sweet Life will be close enough that you can simply reach out and pluck it off the branch.

Beazer Homes • Coventry Homes
Perry Homes • Pulte Homes





Visit ValenciaByHillwood.com to learn more & view available homesites!

FACTS & FIGURES

Homes from the \$300s - \$800s

440-Acre Community / 940 Homes at Build-Out

HOA DUES & TAXES

Annual dues are \$1100 and include:

- + Access and upkeep of all amenities, parks, and walking trails
- + Community Landscape

Current Tax Rate: \$3.41 per \$100 assessed value*

*subject to change annually

POWERED BY AN HOA

Homeowners are part of an HOA dedicated to maintaining the community and home values. Plus, a partnership with HomePro and Centric ensures immediate internet connectivity from the day you move in. Smart home features – video door bell, motion sensors, WiFi door lock and more – are all part of the smart home package, as well as convenient and healthy living features like circadian rhythm lighting, smart lighting, a smart irrigation system and more.

HURRICANE PREPARED

- + No flooding in streets during Hurricane Beryl
- + 100-year floodplain at the gutter line
- + Homes are windstorm rated (up to 120mph)
- + Near hurricane evacuation routes on Hwy. 288 and Hwy. 6



AMENITIES COMING SOON

- + Infinity Edge Pool
- + Pickleball Courts
- + 8 Miles of Trails
- + Clubhouse
- + Event Lawn
- + Playground

SCHOOL - *Future Onsite Elementary School*

Valencia students attend schools in Alvin ISD, the second largest school district in Brazoria County. Our youngest residents won't have to travel far to attend school — E.C. Mason Elementary, Manvel Junior High and Manvel High School are all within 3 miles of our community.

LOCATION

Situated in the heart of Manvel, TX, with easy access off Highway 288 and Highway 6, Valencia affords unparalleled access to everything your family needs to flourish. We offer a convenient location near Hobby Airport and The Texas Medical Center. The Manvel Town Center is just a short drive offering residents a variety of shopping, dining, entertainment and employment centers.

Valencia is developed by Hillwood Communities, one of the country's only large-scale, independent mixed-use community developers. With a 35+ year loyalty to our customers, partners and communities. As a privately owned company, we're free to focus on visionary, made-to-endure placemaking – and the quality of home and work life that creates.

Learn more at www.HillwoodCommunities.com.



Pricing, planned amenities and availability subject to change without notice. 10/24