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New Homes  
\$300s-\$800s

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# Live the *sweet* life.

MANVEL, TEXAS



BY HILLWOOD  COMMUNITIES

## OUR STORY

Inspired by the lush orange groves of the land's history, Valencia embodies vibrant beauty and interconnections to create an inviting new community.

Valencia has an outstanding central location near local parks, schools and the Manvel Town Center that makes the community the perfect place to sow the seeds of your life's next chapter.



## Cultivate Connections, Nurture Relationships



Make relaxation and wellness a priority with invigorating amenities. Also enjoy **The Sweet Life** that comes with living so close to Houston and its abundant restaurants, shopping, and entertainment.



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.**



Live a fresh, rejuvenating lifestyle with bountiful opportunities to **nourish your family's growth, health, and well-being.**



## THE AMENITIES

Everything you need to live a vibrant lifestyle that connects and nurtures your family is here at Valencia.



### Amenity Center

Relax poolside or splash around with the kids, gather with family and friends for a BBQ, and simply enjoy precious time together.

- + Clubhouse
- + Event Lawn
- + Infinity Edge Pool
- + Pickleball Courts
- + Playground



### Park & Trails

Take a break on the lush lawn or play a friendly game of soccer at Valencia's two vibrant and beautiful parks. Connect with nature traversing the miles of trails crisscrossing Valencia — it could be the favorite part of your day — and your “pawsome” pup’s!

- + 8 Miles of Trails
- + Neighborhood Lakes
- + Open Green Space



## Masterplan

### LEGEND

- 45' Lots  
Perry Homes  
Pulte Homes
- 50' Lots  
Coventry Homes  
Perry Homes  
Pulte Homes
- 60' Lots  
Beazer Homes  
Coventry Homes  
Perry Homes
- 70' Lots  
Coventry Homes  
Perry Homes
- Commercial
- Future Development
- Future Elementary School Site



## Our Family of Builders



### Beazer Homes

One of the country's largest homebuilders, every Beazer home is designed and built to make your dream home a reality with superior quality, comfort, and dedication to innovating ahead of expectations.



### Coventry Homes

Coventry Homes builds beautiful new homes with floor plans that set the foundation for each of the memorable moments in life, with inviting spaces, Eco Smart components, and distinctive luxuries.



### Perry Homes

Family-owned and operated, Perry Homes has a sterling reputation with a long-standing tradition of excellence in construction, smart-home technology, and homes designed for a variety of lifestyles.



### Pulte Homes

With a commitment to easy and excellent customer service, every Pulte home is built with the highest quality standards and focuses on functional spaces personalized for the way you want to live.

## Hurricane Prepared



- + Designed to withstand 100-year storm event
- + Homes are windstorm rated (up to 120mph)
- + Near hurricane evacuation routes on Hwy. 288 and Hwy. 6
- + No flooding in streets during Hurricane Beryl

ENRICHING EDUCATION

# For All Ages

From schools in highly-rated Alvin ISD to a location that gives you proximity to accredited colleges and universities, Valencia fosters a lifelong love of education and exploration.

Barbara Bennett  
Elementary School  
Grades PreK-5

Manvel Jr.  
High School  
Grades 6-8

Manvel  
High School  
Grades 9-12



FUTURE ONSITE ELEMENTARY SCHOOL

Coming Soon!

POWERED BY  
AN

HOA

Valencia 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 in Valencia, as well as convenient and healthy living features like circadian rhythm lighting, smart lighting, a smart irrigation system and more.



# We Create Community

Backed by the experience and integrity of the Perot family, Hillwood Communities is an award-winning residential developer whose thoughtful designs create community in every sense.

Learn more at [HillwoodCommunities.com](https://HillwoodCommunities.com)



Learn more about the *sweet life.*

What's around *Valencia.*

[ValenciaByHillwood.com](https://ValenciaByHillwood.com)

281-941-6551



 Pricing, planned amenities and availability subject to change without notice.02/25