



New Homes
\$300s-\$800s

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.



Orchard House

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



The Peel

Little ones can step into a world creativity at the Farmers Market and swings for side-by-side laughs. For explorers, the Straw Maze offers a playful challenge, while the Orange Burst Climbing Structure invites climbers of all ages.



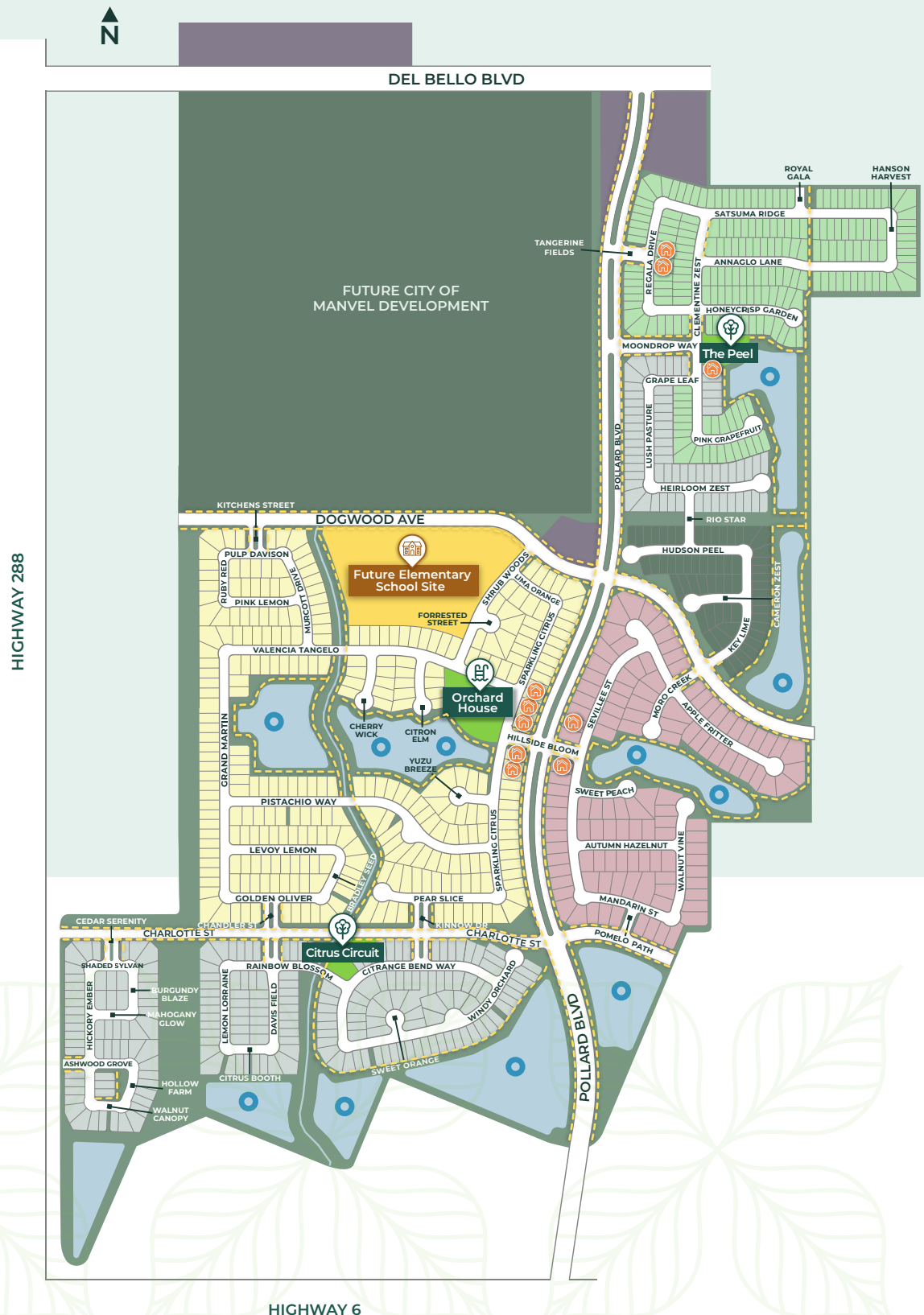
Citrus Circuit

Work your core, row, press, pedal, and cross-train your way through this outdoor fitness area made for moving. Little ones can swing into the day, slide, or let imaginations run wild with natural play elements. When it's time to slow down, stretch out in a hammock on the event lawn!

Masterplan

LEGEND

-  **Model Homes**
-  **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**
-  **8 Miles of Trail Paths**
-  **Fountain**



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 relationship with HomePro and Centric ensures immediate connectivity from the day you move in.

- ✦ Large technology hub with WAP and fiber conduit
- ✦ Security keypad prewire and wireless door, window, and motion sensors
- ✦ Router provided by Centry with 5-port GB
- ✦ Video doorbell, garage opener, smart thermostat, 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



ValenciaByHillwood.com

281-941-6551

Follow Us! @valenciabyhillwood



Your Sneak Peek
Starts Here



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