



# RIVER RANCH



WHERE LIFE & FUN  
*flow together*

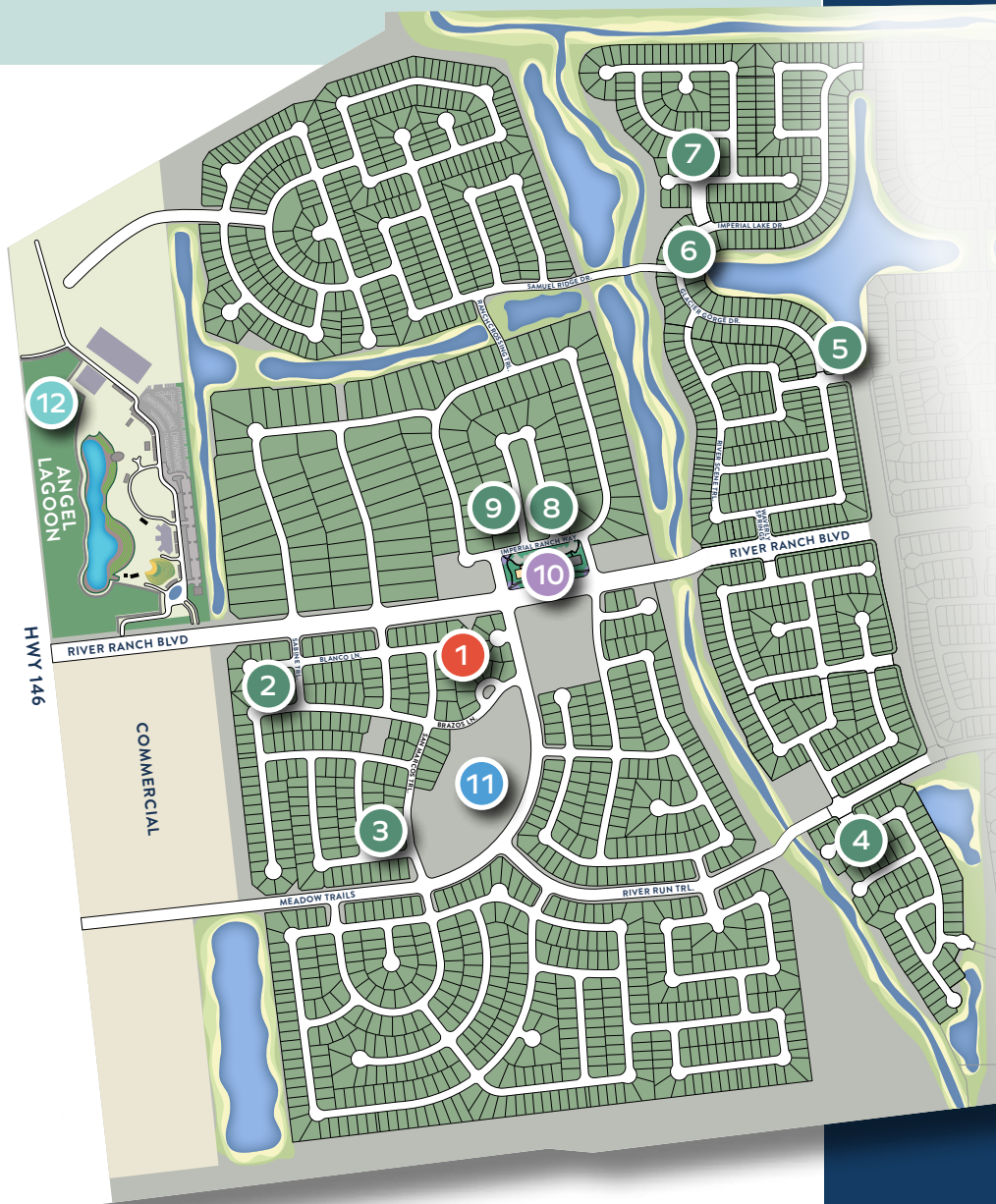
New Homes High \$200s-\$500s



# THE VISION

Welcome to your Best Life now unfolding northeast of Houston in River Ranch, a new master-planned community that is part of a transformation the Dayton Area has never seen. Enjoy the tranquility of small-town living while benefiting from quick commutes to Houston and select from a wide variety of esteemed homebuilders offering the latest in beautiful design trends and new home innovation.

- 1 Model Home Park  
11 Model Homes  
*CastleRock Communities · Century Communities · Colina Homes  
Coventry Homes · DRB Homes  
Empire Communities · K.Hovnanian  
Long Lake Ltd. · Pulte Homes  
Smith Douglas · Tricoast Homes*
- 2 D.R. Horton
- 3 Davidson Homes
- 4 Sundera - *New Homes for Rent*
- 5 Adams Homes
- 6 Legend Homes
- 7 Empire Communities
- 8 D.R. Horton
- 9 K. Hovnanian
- 10 Recreation & Fitness Park
- 11 On-site Elementary - *Future*
- 12 Angel Lagoon



# OUR FAMILY *of builders*



Adams Homes



CastleRock Communities



Century Communities



Colina Homes



Coventry Homes



DRB Homes



D.R. Horton



Davidson Homes



Empire Communities



K. Hovnanian



Legend Homes



Long Lake Ltd.



Pulte Homes



Smith Douglas



Tricoast Homes



Sundera

*New Homes  
for Rent*



# A MATCH MADE IN HEAVEN

The Angel Lagoon is changing the recreational landscape of northeast Houston in a bold new way. This 40-acre entertainment district is located adjacent to the entrance of River Ranch and is the first dedicated Crystal Lagoons® Public Access resort in Texas. It is quickly becoming a showcase for their award-winning concept of white sand beaches and turquoise water, with a ticketed entry, event lawn with a live-performance stage and the new restaurant and bar called the Shoreline Grill. Additional features coming soon include the National Sailing Club water sports amenities, boat docks, beach volleyball courts, a swim-up bar named the Aqua Bar, a tranquil hammock space and rentable cabanas. For more information or to book your event go to [AngelLagoon.com](http://AngelLagoon.com).



- 1 DOG PARK
- 2 PLAYGROUND
- 3 COVERED PAVILION
- 4 WALKING TRAILS
- 5 PICKLEBALL COURTS

This image is an artist interpretation and is not to scale. The plan and amenities shown are subject to change. The timing of amenities, improvements and facilities will be phased and no representation is made about the date of completion or use of the facilities. Future amenities and/or uses shown around the lagoon are conceptual only and are subject to change. 12/25

## Crystal Lagoons

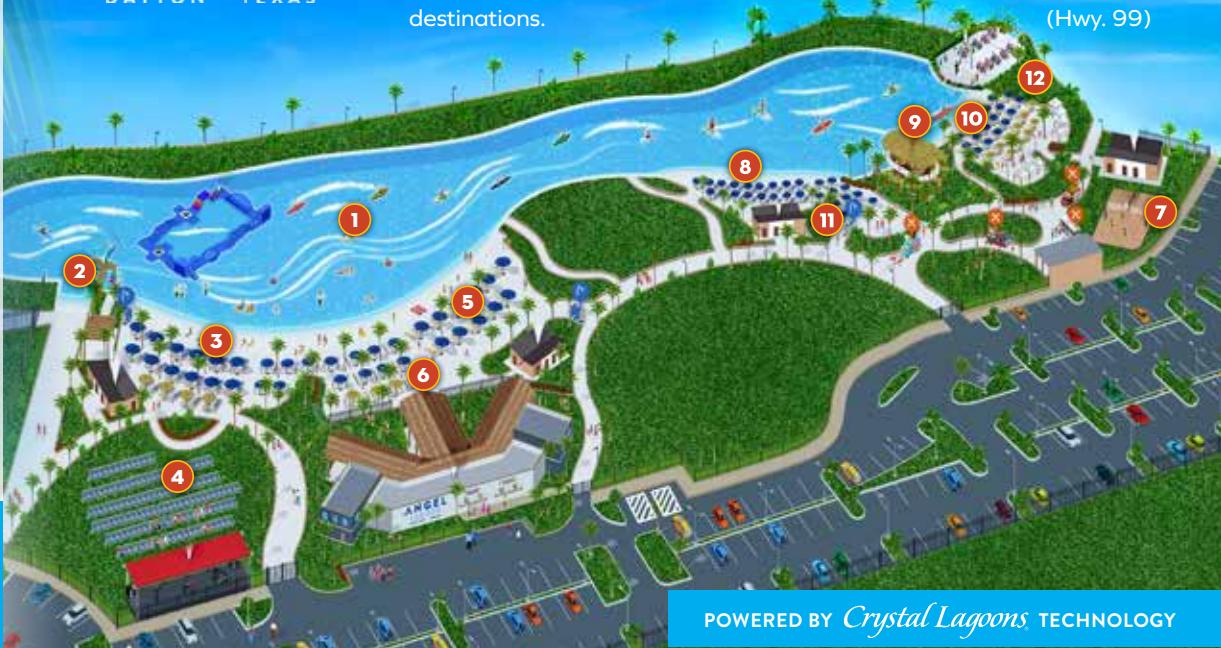
Crystal Lagoons is a multinational company that has developed state-of-the-art technology, allowing crystalline lagoons of unlimited size to be built and maintained anywhere in the world. With 2,900 patents and over 1,000 projects in different stages, they bring idyllic beach life to previously unimaginable places.

## ANGEL LAGOON

DAYTON • TEXAS

Angel Lagoon is part of the internationally acclaimed Crystal Lagoons® Corporation, known for sustainable luxury and entertainment destinations.

The 40-acre mixed-use attraction will transform the landscape to Houston's northeast in perfect timing with the recent opening the nearby segment of the Grand Parkway (Hwy. 99)



POWERED BY *Crystal Lagoons* TECHNOLOGY

- |                                  |                      |                    |                   |
|----------------------------------|----------------------|--------------------|-------------------|
| 1 CRYSTAL LAGOON AMENITY         | 4 ENTERTAINMENT LAWN | 7 BEACH VOLLEYBALL | 10 PARADISE BEACH |
| 2 NATIONAL SAILING CLUB & MARINA | 5 SUNSET BEACH       | 8 ANGEL BEACH      | 11 RESTROOMS      |
| 3 SOUTH BEACH                    | 6 SHORELINE GRILL    | 9 SWIM-UP AQUA BAR | 12 WEDDING BEACH  |

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# RECREATION & FITNESS PARK

Located off River Ranch Boulevard, is an on-site Recreation and Fitness Park that is connected throughout the neighborhood by sidewalks and trails. This amenity complex offers residents many activities and is great for all ages.



## Lagoon HOUSTON

HAS IT ALL

For more about the Houston-area Lagoons that are now open or under construction, visit [LagoonHouston.com](http://LagoonHouston.com).



# CONNECT WITH FUN

The River Ranch private amenities just for residents are all connected through the community with sidewalks and a 12' super trail called GreenBolt™. This patented trail system provides residents with an extra-wide transportation path to amenities within River Ranch and to the adjacent Angel Lagoon.



## DAYTON ISD

Families in River Ranch can feel confident knowing their children attend schools within the Dayton Independent School District (DISD), which is dedicated to fostering academic excellence, personal growth and has been recognized for students earning national accolades.



Colbert  
Elementary

PRE K - 5TH GRADE



Stephen F. Austin  
Elementary

KINDER - 5TH GRADE



Woodrow Wilson  
Junior High

6TH - 8TH GRADE



Dayton  
High School

9TH - 12TH GRADE



# UNBEATABLE LOCATION



Not only will you have the ultimate “staycation” spot as a neighbor, but River Ranch is ideally situated for quick commutes to Houston, Baytown and nearby industrial plants. Residents will appreciate having shopping and dining options just minutes away.

