

PROPERTY OVERVIEW

SITE PLAN (UNITS ARE 1-11, 12-15 AND 20-26 IDENTIFIED IN YELLOW BELOW)



★ Sold Home

LOCATION OVERVIEW

LOCATION

This community is located 20 minutes from the Houston Medical Center, one of the highest employment density areas in the country. State Highway 288 serves as a major corridor connecting the area to downtown Houston, and its recent expansion—expected to be completed by 4Q2025—has significantly reduced commute times. This marks a key inflection point for the local economy, enabling tenants to lease more space in a top-rated school district while maintaining quick access to the urban core.

SCHOOLS

- A. Delbra Orum Nichols-Wilma Elementary (PreK-5)
- B. Jackie Doucet Caffey Junior High School (6-8)
- C. Iowa Colony High (9-12)

MUSEUMS

- 1 Menil
- 2 Lone Star Flight Museum

COLLEGES & UNIVERSITIES

- 3 Alvin Community College
- 4 San Jacinto College South
- 5 Houston Community College
- 6 University of Houston

DAYCARE

- 7 Step by Step Learning Academy
- 8 Kiddie Academy
- 9 Primrose School
- 10 Silverline Montessori School

ENTERTAINMENT

- 11 Cinemark
- 12 Top Golf

FITNESS

- 13 24 Hour Fitness
- 14 Orange Theory
- 15 Planet Fitness

GROCERY STORES

- 16 HEB
- 17 Aldi
- 18 Randalls
- 19 Costco

HOME IMPROVEMENT

- 20 The Home Depot

PARKS

- 21 Brazos Bend State Park
- 22 Houston Zoo

DINING

- 23 The Burger Barn
- 24 Jimmy Changas
- 25 BJ's Restaurant & Brewhouse
- 26 Gringo's Mexican Kitchen
- 27 Cracker Barrel

SHOPPING & MORE

- 28 Pearland Town Center
 - 29 Target
 - 30 Bass Pro
 - 31 Academy
 - 32 Manvel Town Center
- Coming Soon!*

HOSPITALS & MEDICAL

- 33 Pearland Medical Center
- 34 Apt Urgent Care
- 35 Texas Medical Center

HOBBY AIRPORT



SIERRA VISTA MASTER PLANNED COMMUNITY OVERVIEW

SIERRA VISTA MASTER PLANNED COMMUNITY

The Sierra Vista master planned community was developed by the prolific land developer, Land Tejas (now Starwood Land), and includes over 1,600 homes on 850 acres proximate to the Texas Medical Center, the largest medical center in the world. Through Land Tejas' thoughtful planning and amenity offering, the development attracted some of the area's best homebuilders. The community is positioned in one of Houston's fastest-growing suburban corridors with population projected to increase by 16% over the next five years in the surrounding area.

Home Builders in Sierra Vista Include:

- D.R. Horton
- Lennar
- Adams Homes
- Castlerock Communities
- Century Communities
- Davidson Homes
- Smith Douglas Homes
- Terrata Homes
- Historymaker Townhomes

COMMUNITY AMENITIES FOR WILLOW RESIDENTS

Willow at Sierra Vista residents have access to the greater amenities offered by the Sierra Vista master planned community. All community amenities were completed and opened to residents throughout 2023 and 2024.

Amenities included to residents:

- Heated Lazy River along with Olympic sized pool, splash pad and water park.
- Poolside Cabanas
- Pickleball Court
- Sand Volleyball Court
- Basketball Court
- Soccer Field
- Recreation Center
- Gym Facility
- Hike-and-Bike Trails
- Convenient access to nearby shopping and restaurants along with quick access to Highway 288 & Highway 6 (direct routes to major employment centers)
- Pet-Friendly Community with a dog park
- 5 miles away from the Manvel Town Center, which includes 1mm SF of planned retail, entertainment, hospitality, medical and office space on 273 acres anchored by an HEB



PROPERTY FEATURES

WILLOW HOME FEATURES

More than a place to live, “home” is a personal haven where life truly thrives. That’s why Clay builds in desirable communities and ensure every home — from initial design to final construction — is thoughtfully crafted to create an inviting and enriching living experience for our residents.

EXPERT CRAFTSMANSHIP

We partner with industry-leading craftsmen, subcontractors, and suppliers to ensure exceptional quality at every stage. From the earliest design and planning stages to completing the finishing touches, our commitment to quality ensures that every detail in every home instills feelings of pride, comfort, and contentment.

MORE SPACE. MORE COMFORT

We focus on livability and delivering so much more than just the basics. That’s what sets our rental homes apart. With modern open floor plans, 3 and 4 bedrooms, fenced backyards, attached garages, and ample storage throughout, Clay Residential’s Willow homes provide the room residents want for living, working, and relaxing.

INNOVATION WHERE IT MATTERS

We elevate rental living by incorporating high-quality materials and premium finishes. Our homes also include smart-home features like remote locks, smart thermostats, and wireless phone charging, enhancing convenience and modern living.



PROPERTY FEATURES

WILLOW HOME FEATURES CONTINUED

EXTERIOR AMENITIES

- Clay Brick
- James Hardie Fiber Cement Siding, Soffit & Fascia
- Architectural Shingles
- Insulated 6 Panel Painted Front Door
- Decorative Coach Lighting
- Full Rain Gutters
- Full Landscaping with Irrigation & Rain Sensor
- (2) Anti-Siphoning Hose Bibs
- Privacy Fence with Side Gate

INTERIOR AMENITIES

- 10' Ceiling pop-ups in living, kitchen, dining, and first floor primary
- Sherwin Williams Painted Walls & Ceilings
- 6-inch squared baseboards
- 4-inch squared casings
- Square Sheetrock Corners
- 9' Tall Ceilings in suites
- Kwikset Brushed Nickel Doorknobs
- Energy Saving 6-inch LED Lighting throughout
- Brushed Nickel Ceiling Fans at Family & All Bedrooms
- USB-A Charging Outlets at Bedrooms
- Wood Patterned Vinyl Plank Flooring throughout per plan

KITCHEN FINISHES

- Quartz Countertops with Square Edge
- Subway Tile Backsplash
- 42" White Shaker Style Cabinets with Crown Molding and Coordinating Gray Island Cabinet
- Under Cabinet Lighting
- Deep Stainless-Steel Sink with Garbage Disposal
- 5 Row Shelving at Pantry
- Frigidaire 4 Burner Gas Range
- Frigidaire Microwave (Direct Vented to Exterior)
- Frigidaire Dishwasher

PRIMARY RETREAT FINISHES

- Coordinating White Shaker Style Cabinets
- Quartz Countertops with Square Edge and Dual Rectangular Bowls
- Walk-In Shower with 12x24 Decorative Wall Surrounds and Full Glass Enclosure

SECONDARY BATH FINISHES

- Coordinating White Shaker Style Cabinets
- Quartz Countertops with Square Edge and Dual Rectangular Bowls
- 5' Tub/Shower with 12x24 Decorative Wall Surrounds

ENERGY EFFICIENT AMENITIES

- 15 SEER2 HVAC System
- Fresh Air Intake System for Enhanced Air Quality
- Radiant Barrier Roof Decking
- White Vinyl Double Pane, Low-E Windows
- Insulation
- Blown R38 in Flat Areas
- R22 Batts in Slopes
- R13 Batts in Walls
- Amana Washing Machine and Electric Dryer
- PEX Hot & Cold-Water Lines
- 50 Gallon Tanked Electric Water Heater

SECURITY AND COMFORT

- Smoke and Carbon Monoxide Detectors
- Wi-Fi Garage Door Opener
- 24 Hour Alarm Monitored Home with
- Keyless Entry Lock at Front Entry
- Window & Exterior Door Alarm Contacts
- Professionally Engineered Post-tension Foundation

WILLOW ASSET MANAGEMENT

Clay Residential does more than build homes — lasting communities are created. The commitment doesn't end when construction is complete or after a home is sold. Through Clay's vertically integrated property management group, Willow Asset Management, we are able ensure that each neighborhood is professionally maintained and thoughtfully managed for tenants and investors. This not only provides a seamless experience for residents but also protects the long-term value of our projects. From community upkeep to resident support, Willow Asset Management enhances the quality of life in our communities.

PREMIER PROPERTY MANAGEMENT

Willow Asset Management handles day-to-day operations, ensuring that every community is maintained to our high standards. Willow carefully selects and oversees these partners to align with our commitment to quality, service, and long-term community value.

EFFICIENCIES OF SCALE

Willow Asset Management maximizes efficiency by overseeing communities designed with scale in mind. Our homes are purpose-built, contiguous rental communities. This streamlines property management and allows for more effective maintenance, cost savings through volume purchasing, and high levels of resident satisfaction. Our scale-centric approach ensures well-managed communities while optimizing long-term value.

EXCEPTIONAL RESIDENT SERVICES

Residents are happiest when they have no worries. Willow Asset Management has it covered with professional service teams that take care of everything from lawn care and landscaping to pest control and routine HVAC servicing. Residents enjoy seamless, carefree living all year long.

MAXIMIZING ASSET VALUE

By strategically positioning Willow communities and clearly communicating the value of this unique housing option, we ensure that the market understands the advantages of choosing a Willow home. Through thoughtful outreach and market insight, we're shaping awareness, building brand equity, and driving demand for this evolving segment of residential living.

SETTING THE STANDARD

By establishing clear and consistent leasing criteria, our communities are well marketed, managed, and maintained. Willow Asset Management diligence not only ensures a quality living experience, but it also creates and preserves long-term value.

