

IT'S ALL IN

# AUSTIN POINT

[austinpoint.com](http://austinpoint.com)



# THIS IS WHERE

# IT ALL CONNECTS.

People who discuss ideas over coffee instead of over email. People who make things happen while still making it to family dinner. Real people and real families who dream big and live even bigger.

## SEE YOU AT THE 1824.

Bring a chair or blanket to enjoy live music at The Shed, watch the little ones get inspired by a playground of their dreams or just hang out with friends at the food trucks. The 1824 is where it all happens — it's the spark that ignites Austin Point.

- Take in live music at “The Shed”
- Kick back at the Honor Society café and wine bar
- Challenge your friends to cornhole in the beer garden
- Try the latest bites from the food trucks
- Gather the whole family to play and explore
- Squeeze in a workout at the outdoor gym

*Life in Austin Point starts here at The 1824.*



# THIS IS WHERE ALL FEEL AT HOME.

Austin Point is where all kinds of people, from all backgrounds can have a place of their own. Where diverse homes, walkable neighborhoods and vibrant living come with endless new opportunities ahead of us.

From day one, Austin Point will be full of life with room to grow — an ever-growing space for living, business and connection. Picture it: the early morning bike rides and marathon training runs, the pickleball tournaments and pick-up basketball games, the tech pioneer grabbing a coffee with a local artist or the head of a yoga studio — all ending their days the same way, at home.

**9 RENOWNED BUILDERS** | FROM **\$200K**

**GET READY TO GO ALL IN ON THE ONE PLACE THAT WILL HAVE IT ALL.**



**Ashton Woods | 50'**  
From the \$400s  
SF: 2,100 - 3,000

4719 Hydra Lane  
Richmond, TX 77469



**Beazer Homes | 50'**  
From the low \$400s  
SF: 2,100 - 3,000

4723 Hydra Lane  
Richmond, TX 77469



**CastleRock Communities | 40'**  
From the mid \$200s  
SF: 1,500 - 2,600

10903 Pursuit Place  
Richmond, TX 77469



**David Weekley Homes | 45'**  
From the low \$300s  
SF: 1,700 - 2,800

10902 Endeavor Drive  
Richmond, TX 77469



**Drees Custom Homes | 35'**  
From the mid \$400s  
SF: 2,357 - 2,512

10802 Pioneer Point  
Richmond, TX 77469



**Drees Custom Homes | 70'**  
From the low \$600s  
SF: 3,100 - 4,500

10731 Foundation Way  
Richmond, TX 77469



**Newmark Homes | 45'**  
From the high \$300s  
SF: 1,700 - 2,800

10906 Endeavor Drive  
Richmond, TX 77469



**Perry Homes | 40'**  
From the \$330s  
SF: 1,500 - 2,600

4714 North Star Trail  
Richmond, TX 77469



**Perry Homes | 60'**  
From the \$550s  
SF: 2,800 - 4,100

4902 North Star Trail  
Richmond, TX 77469



**Westin Homes | 40'**  
From the low \$300s  
SF: 1,500 - 2,600

4718 North Star Trail  
Richmond, TX 77469



**Westin Homes | 60'**  
From the low \$600s  
SF: 2,800 - 4,200

4906 North Star Trail  
Richmond, TX 77469



**William David Homes | 70'**  
From the \$750s  
SF: 3,100 - 4,500

10727 Foundation Way  
Richmond, TX 77469

MODEL HOMES

# THIS IS WHERE

# ALL WILL DISCOVER.

## HOUSTON'S NEXT MAJOR HUB.

Just 25 minutes from Houston, Austin Point will directly connect to the world-renowned Texas Medical Center and Houston's commercial hubs.

At Austin Point, "what if" quickly snowballs into "what's next." Where will you be when a neighborhood becomes a town square, an entertainment pop-up becomes an entertainment venue, and a start-up incubator levels up to a skyrise?

**+1,600** ACRES  
FOR CORPORATE,  
RETAIL & LIFESTYLE

**10,000+**  
SINGLE-FAMILY  
HOMES

**4,000+**  
MULTIFAMILY  
HOMES

## GROUNDS TO EXPLORE.

The playground at Austin Point's 1824 is an expedition into nature through a child's imagination. Explorers start at the banks of Lil' Moore Creek and climb the hill to discover play experiences where they can run, climb, swing, scramble, learn, crawl and create lasting memories.



# THIS IS WHERE ALL MINDS WANDER.

1,000+ ACRES OF NATURE INVITE YOU TO GO OUT AND BREATHE IN.

Forget the gridlock — your new commute is an actual walk in the park, one where you'll see familiar faces along the way. Wellness is woven right into your routine. This is a place made for living — with walkable neighborhoods, pocket parks and health- and wellness-focused amenities.



# THIS IS WHERE YOU GO ALL IN.

Every street in Austin Point feels different, and that's on purpose. From front porch living with cars in the back to large single-story homes for growing families, smaller homes that connect over green spaces and others that stand proud along a boulevard. All homes are designed by some of Houston's best homebuilders, all built for how you want to live.

*Live without limits at Austin Point*

#### BUILDERS

- |                          |                       |
|--------------------------|-----------------------|
| ① DREES CUSTOM HOMES     | ⑦ ASHTON WOODS        |
| ② WESTIN HOMES           | ⑧ BEAZER HOMES        |
| ③ PERRY HOMES            | ⑨ WESTIN HOMES        |
| ④ CASTLEROCK COMMUNITIES | ⑩ PERRY HOMES         |
| ⑤ DAVID WEEKLEY HOMES    | ⑪ WILLIAM DAVID HOMES |
| ⑥ NEWMARK HOMES          | ⑫ DREES CUSTOM HOMES  |

#### SCHOOLS

- Ⓚ-5 VELASQUEZ ELEMENTARY
- ⑥-8 POLLY RYON MIDDLE
- ⑦-8 READING JUNIOR HIGH
- ⑨-12 GEORGE RANCH HIGH SCHOOL

LAMAR CISD - [lcisd.org](http://lcisd.org)  
Lamar CISD is one of the fastest-growing school districts in Texas and is highly rated by the Texas Education Agency.

#### LEGEND

- 1824 COMMUNITY CENTER
- PARK
- FUTURE DEVELOPMENT
- FUTURE CONNECTIONS
- CANAL TRAIL SYSTEM
- ENTRANCE
- PHASE I MAIN ENTRY

#### HOMES

- ALLEY LOADED
- 3,100-4,500 SQFT: 39 HOMES
  - 1,800-3,700 SQFT: 27 HOMES
  - 1,300-2,200 SQFT: 44 HOMES

- FRONT LOADED
- 2,800-4,200 SQFT: 84 HOMES
  - 2,100-3,000 SQFT: 91 HOMES
  - 1,700-2,800 SQFT: 71 HOMES
  - 1,500-2,600 SQFT: 65 HOMES

TOTAL: 421 HOMES



# IT ALL MEETS.

## IN THE HEART OF FORT BEND COUNTY.

Austin Point is where open spaces meet urban places, where edgy thinking meets cozy living and where the unimaginable meets breakthrough discovery. This city is a collision of one-of-a-kind neighborhoods and powerful togetherness — ensuring that connection isn't something that only happens on an app.

Austin Point is where jogging trails and park benches, Pilates gyms and comfy couches, creatures of habit and innovative pioneers will exist steps from each other.

