

LIVE THE *Lagoon Life*



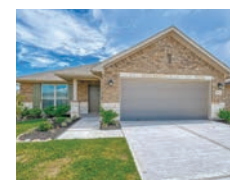
LAGO  MAR

HOME TO THE LARGEST *Crystal Lagoon* IN TEXAS!


WELCOME TO *Lago Mar!*

Life is a breeze in Lago Mar where vacay is every day for residents. Beautiful homes, a prime location along Interstate 45, the adventures of Houston and Galveston nearby and the state's largest Crystal Lagoons® amenity right outside your front door all combine for an idyllic lifestyle.


Our Family of Builders



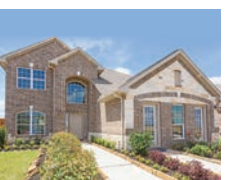
Adams Homes



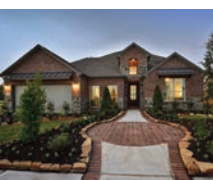
Ashton Woods




CastleRock Communities




Century Communities




Colina Homes




D.R. Horton




Davidson Homes



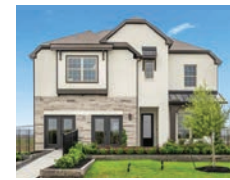
LGI Homes




Lennar




M/I Homes




Pulte




Tricoast Homes



Westin Homes



Crystal View at Lago Mar Townhomes for Rent



Cadia at Lago Mar Wan Bridge New Homes for Rent

ABOUT THE *Developer*




Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities across 11 states, generating almost \$4 billion in residential land revenues. Partnering with Starwood Capital Group — one of the world's premier real estate investment firms — Starwood Land has invested more than \$1.8 billion in superior residential communities throughout the United States.

In 2025, Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the top 10 largest U.S. new home markets: Dallas, Houston, and Austin. Also in 2025, for the third consecutive year, Starwood Land's Sunterra community in Houston is the #1 selling community in Texas.

Conceptual rendering.
Subject to change without notice. 9/25




Load up on all the smart-home technology you want — your home in Lago Mar can handle it.




Lagoon Amenity Village

- 12-Acre Crystal Clear Lagoon
- White Sand Beaches
- Exhilarating Watersports
- Resident Designated Amenities, Splash Pad, Playground & Clubhouse




Recreation Center

- Resort-Style Pool
- 3,000 Sq. Ft. Clubhouse
- Fitness Center
- Playground
- Soccer Playfield




Model Home Village—NEW

- Ashton Woods Homes
- CastleRock Communities
- Century Communities
- Colina Homes
- D.R. Horton
- Lennar/Village
- Pulte
- Tricoast Homes
- Westin Homes




Townhomes for Rent


- Crystal View at Lago Mar Wan Bridge Townhomes for Rent




Adams Homes




Davidson Homes



LGI Homes



M/I Homes



New Homes for Rent

- Cadia at Lago Mar Wan Bridge New Homes for Rent

VISIT OUR *Information Center*

13229 Golden Isle Dr
Texas City, TX 77568

Mon-Tue: 2pm-6pm
Wed-Sun: 10am-6pm

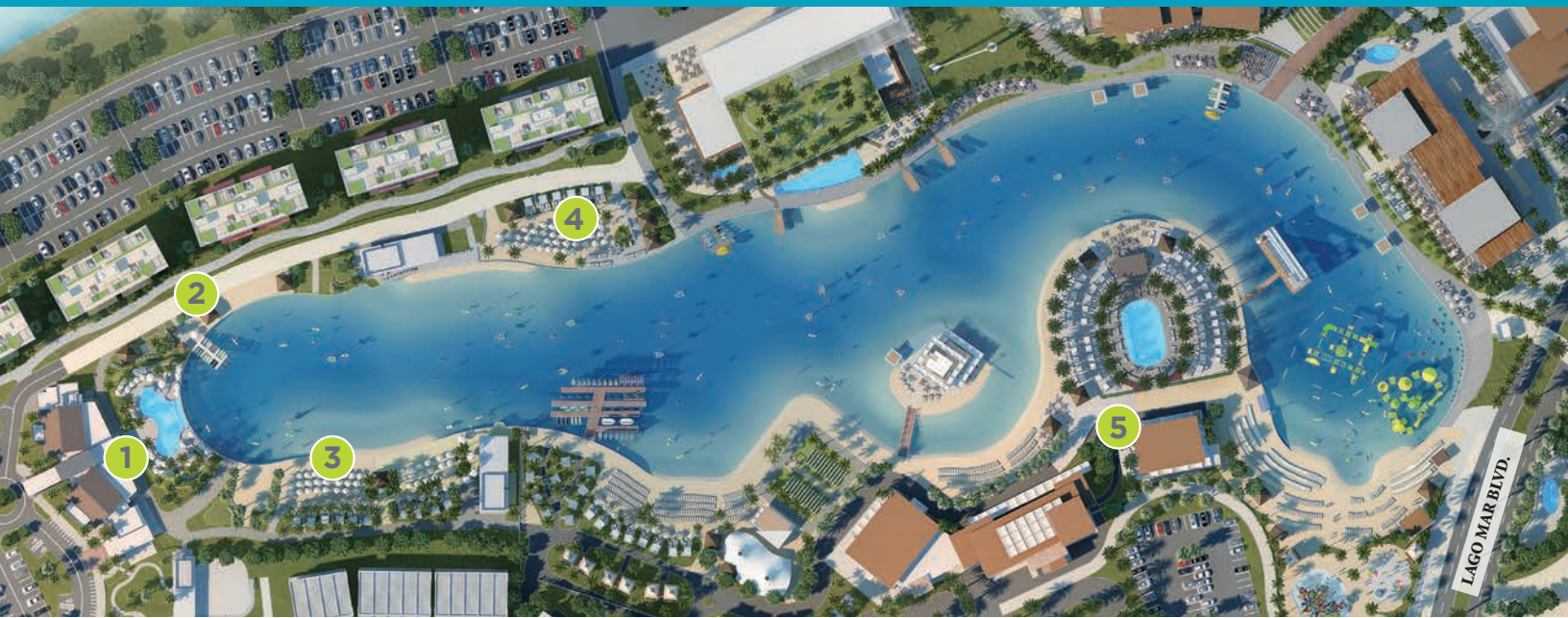
1-866-Lagoon2
LagoMar@TexasCity.com

ENJOY *Paradise!*

Anchored by the largest Crystal Lagoon in Texas, the 12-acre lagoon at Lago Mar is projected to offer membership and daily-fee beach access and an exciting array of dining, entertainment and retail.

Lago Mar's residents enjoy designated amenities, such as kids cove designed with shallow areas for young children, beaches, paddle boarding, kayaking and a resort-style pool overlooking the lagoon with a grand 3,000-square-foot clubhouse. Enjoy an on-site gym, wide open veranda and priority booking status for boat rentals and aquatic exercise groups with your Lago Mar neighbors. Plus, there are holiday celebrations throughout the year all planned just for you by the Lago Mar Event Director.





Lagoon AMENITY VILLAGE

1. Clubhouse

- Information Center
- Fitness Facility
- Blue Lagoon Bar & Grill
- HOA Offices
- Lagoon Lanai
- National Sailing Club

2. Kids Cove

3. Lago Mar Beach

4. Paradise Shore

5. Lagoonfest Texas

Lagoon-side DINING

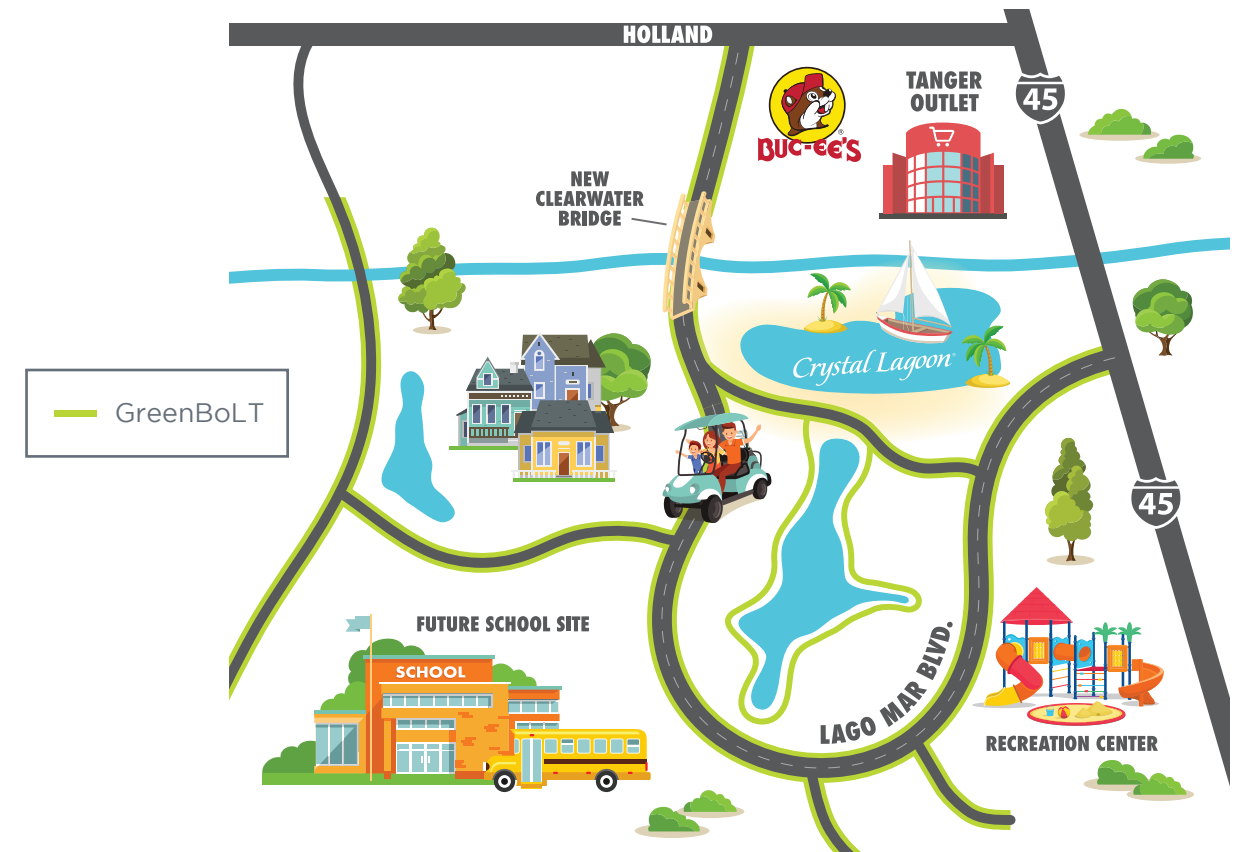


Blue Lagoon
BAR & GRILL

Relax, enjoy and experience dining out like never before at the Blue Lagoon Bar & Grill. Offering views to rival any tropical paradise, the Blue Lagoon overlooks the turquoise waters and white-sand beaches of Lago Mar's Crystal Lagoons® amenity. With a menu that features treasured classics with modern nuances, the Blue Lagoon Bar & Grill is a feast for all senses.



The GreenBoLT™ trail winds through the community and provides a journey that's almost as exciting as the destination. Whether it's visiting neighbors, going for a run or bolting to the beach, the GreenBoLT™ can take you there. Outfitted with safety features like 12-foot-wide paths, safety markers and carefully designed intersections, you can enjoy a peaceful and scenic ride to shopping, dining and the many amenities Lago Mar offers.



CLOSE TO *Everything*



New Homes for Sale & Rent
High \$200s-\$500s

LagoMarinTexasCity.com



Scan to learn more
about the developer



*Map not to scale. Locations are approximate. 6/25

