



SPRING BRANCH VILLAS

CLEVELAND, TX

SPRING BRANCH VILLAS INVESTMENT OVERVIEW



- 209-acre single-family residential development
- 848 total residential lots
- Located in Cleveland, Texas (North Houston Corridor)
- Positioned along Old Highway 105 E
- Located ~45 miles from Houston
- Strong demand driven by affordability migration

Total Area:

209 Acres

Annualized Return:

18% – 23% p.a

Minimum Investment:

₹25 Lakhs

Project Term:

36 Months

Project Overview

- Spring Branch Villas is an 848-lot horizontal land development spanning 209 acres in Cleveland, Texas — a high-growth submarket within the North Houston corridor.
- The project is strategically positioned to capitalize on affordability-driven migration from Houston, supported by strong infrastructure connectivity and proximity to major employment centers.
- With 50% of the inventory pre-sold to homebuilders and a structured phased exit strategy, the development offers a de-risked execution model with strong demand visibility.



Strategic Location

Growth

- One of the fastest-growing areas in Texas (~5–6% annually)
- Strong population inflow from Houston

Proximity

- ~45 miles from Houston
- Connected via major highway corridors

Employment

- Access to major employment hubs
- Increasing job creation across the region

Demand

- Rising housing demand due to affordability gap
- Cleveland emerging as a key bedroom community

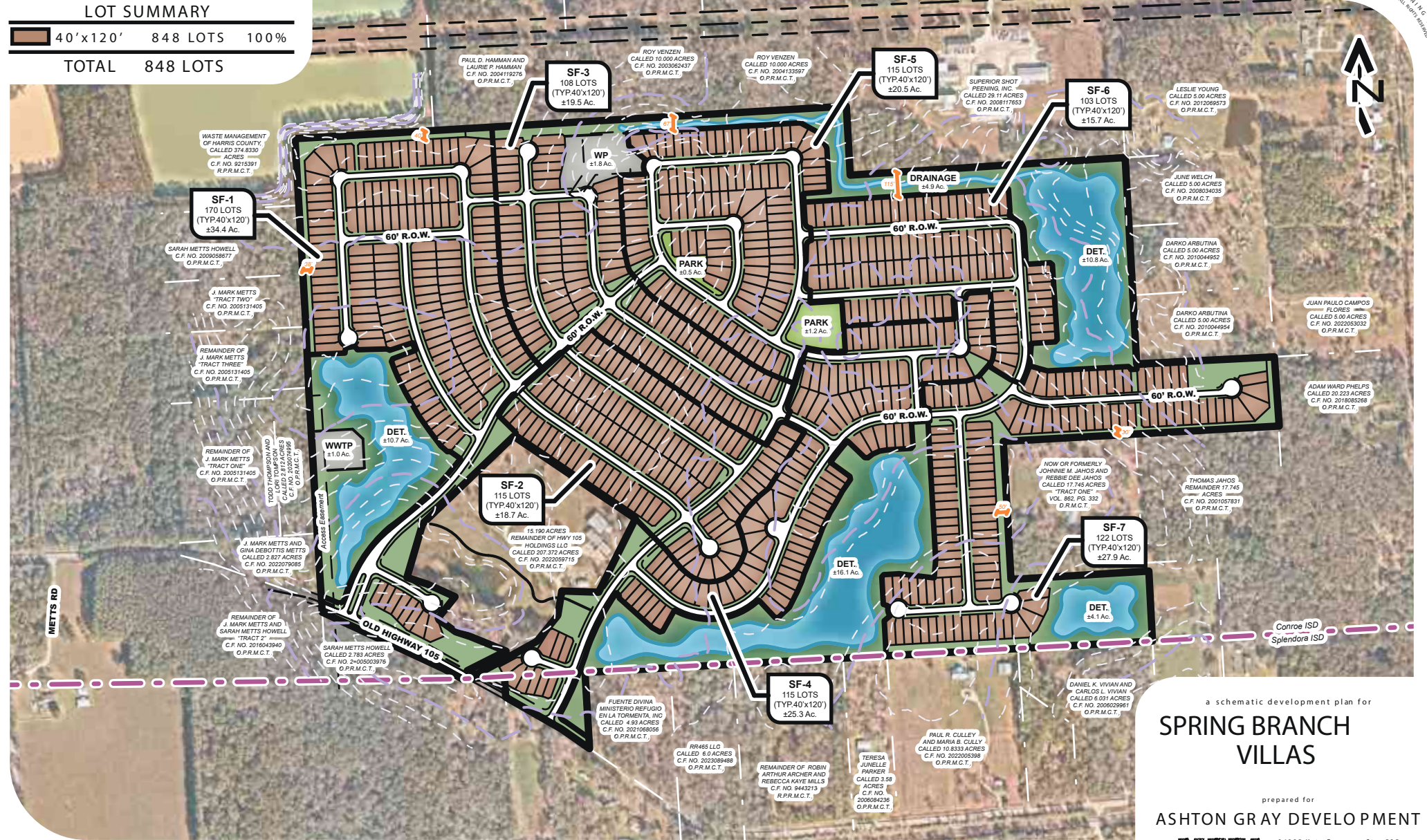
Why Spring Branch Villas?



Site Plan

- 209 Acres
- 848 Residential Lots
- Master Planned Community
- Recreational amenities included

LOT SUMMARY		
40'x120'	848 LOTS	100%
TOTAL	848 LOTS	



a schematic development plan for
SPRING BRANCH VILLAS
 prepared for
ASHTON GRAY DEVELOPMENT

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Cleveland Submarket



- Growing suburban community near Houston
- Beneficiary of regional population growth
- Improved connectivity to employment centers
- Increasing residential & builder activity



Builder Demand & Exit Visibility

- 50% of lots pre-sold to regional homebuilders
- Remaining inventory positioned for premium pricing
- Rolling takedown structure with price escalation
- Strong lender confidence due to pre-sales

Return HIGHLIGHTS

Start your Partnership
with
25 Lakhs

Annual Returns
18%

- ✓ 3 years tenure
- ✓ 12% Interest on Capital + 6% Profit Share
- ✓ 10% p.a Monthly Payout.

Annual Returns
23%

- ✓ 3 years tenure
- ✓ Accrued return at the end of a tenure.



Track Record



This land development opportunity offers a strong combination of:

- Strategic location
- Proven developer
- Pre-validated demand
- Structured exit visibility

Join us in developing Spring Branch Villas and capitalize on Texas growth.

