

FULBROOK

AT HOME WITH NATURE

Simple luxury defines this acreage estate community with its distinctive custom homes, wide-open spaces and natural beauty of Texas.

COMMUNITY:

- Total Acres: Over 1,000 acres
- Conveniently located off FM 1093
- No MUD Tax - 1.96 Total Tax Rate prior to Homestead
- Waterfront lots on the high bank of Brazos River and Oxbow Lake
- Approximately 200 acres of lakes and open space
- Building sites outside 100 year floodplain
- 1093/Westpark Toll Road expansion underway for even easier access to Houston business hubs

AMENITIES:

- 10 Boat slips on Oxbow Lake for canoes, kayaks, etc.
- Pavilion with indoor and outdoor entertainment areas
- Century-old pecan and oak trees adorning winding roads
- Miles of hiking trails
- Casting dock with picnic area on Oxbow Lake
- Uniform split rail fencing throughout the community



PRESTIGIOUS CUSTOM HOME BUILDERS

Arrow Custom Homes
Courtland Building Company, Inc.

Daybreak Custom Homes
Fairmont Custom Homes

Ronny Carroll Custom Homes

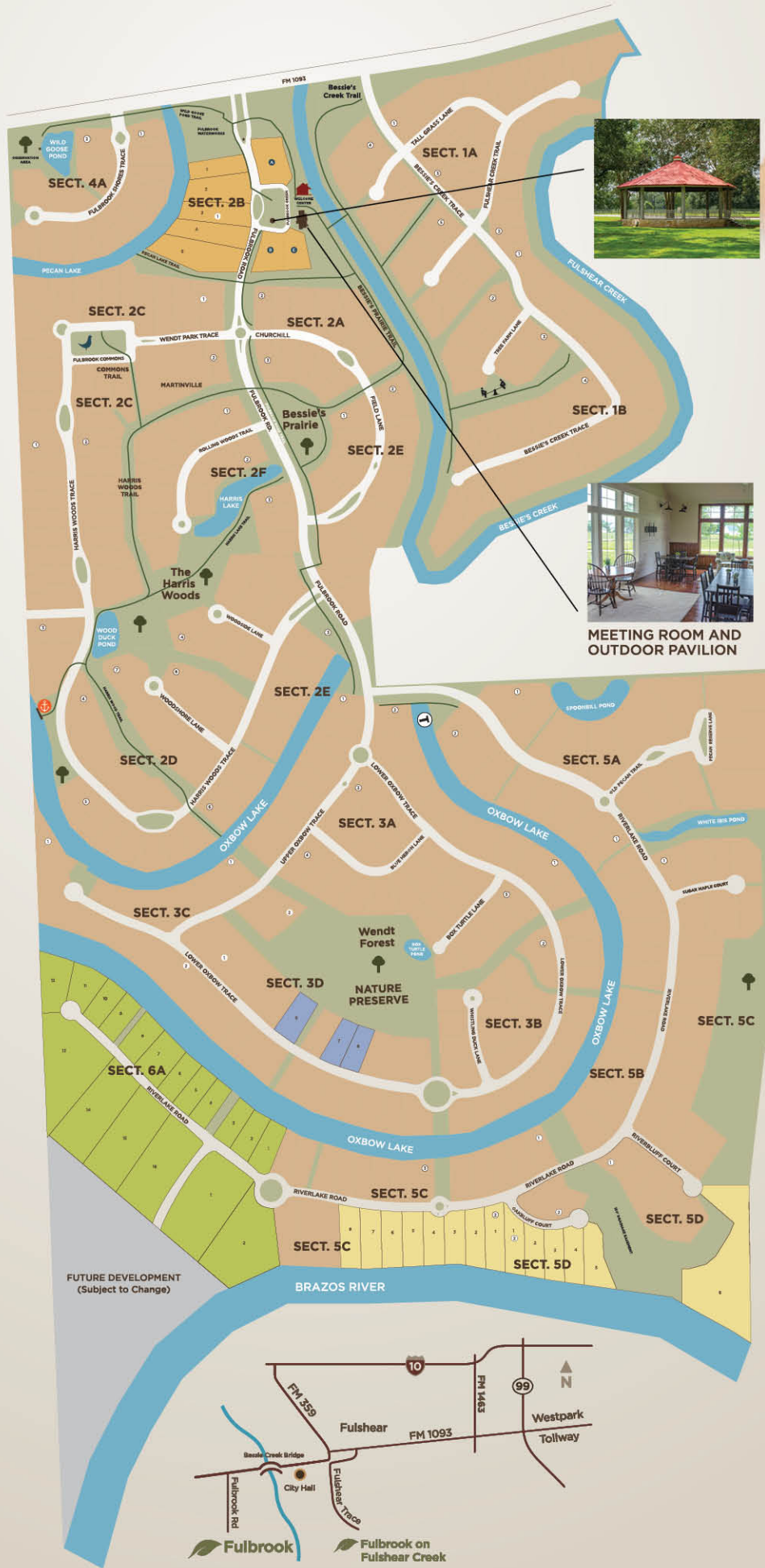


ACCLAIMED LCISD SCHOOLS

COMMITTED TO HAVING
MORE SCHOOLS WITH
FEWER STUDENTS IN
EACH CLASSROOM

Serving Fulbrook Residents
2017-2018 School Year

- Huggins Elementary (K-5)
- NEW Leaman Junior High School (6-8)
- NEW Fulshear High School (9-12)



HOMES:

Country Estates

Acreage lots typically range from 1 to 3 acres, with limited lots up to 8 acres



MEETING ROOM AND OUTDOOR PAVILION

WELCOME CENTER:

5530 Fulbrook Green
Fulshear, Texas 77441

Turn onto Fulbrook Road, about one mile west of downtown Fulshear. Welcome Center is on the left near the pavilion.

FULBROOK MAP LEGEND

- SECTION 2 Coming Soon
- SECTION 3 Available Lots
- SECTION 5 Available Lots
- SECTION 6 Coming Soon
- A Available Tracts
- Future Development
- Established Residential
- Pending

Amenities

- Nature Trails
- Park/Nature Areas
- Playground
- Welcome Center
- Pavilion
- Gazebo
- Birdhouse Village
- Boathouse
- Casting Dock
- Block Numbers

FULBROOK

281.346.0027 FulbrookHomes.com

A Trend Development Community

These maps are an artist's rendering of the Fulbrook development. No warranties or representations, express or imply, concerning the actual design, location, character or existence of the facilities shown. All elements shown on these maps are subject to change without prior notice.



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