

HOMES BY NAOMY

THE BRIDGELAND ISSUE

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AN INSIDER'S GUIDE TO

**BUYING**  
*a Home in*  
**BRIDGELAND**

*Cypress · Texas · 77433*



**BY NAOMY DANIEL**

*Homes By Naomi · RA Brokers · HAR Platinum · Bridgeland Resident*

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VOL. 01 · SPRING 2026 · NO. 01

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CHAPTER ONE

# A Note From Naomi

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*Welcome. Pull up a chair. This is the conversation I have with my clients before we ever step into a model home — just in writing, so you can read it twice.*

**H**i, and welcome. If you're reading this, you're already further along than most. You're not just dreaming about your next home — you're researching, planning, and learning. That tells me everything I need to know about you.

I live in Bridgeland. I walk these trails every week. I know which sections back up at school drop-off, which builders deliver real value, and which corners of the community most agents have never set foot in. After 20 years selling homes across greater Houston, this is where I chose to put down roots — and where I help my clients put down theirs.

This guide is the cheat sheet I wish every buyer had before they fell in love with a Bridgeland home. Twenty years of mistakes I've watched other buyers make. Twenty years of wins I've helped my clients land. All in one place — yours to keep.

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*"I've learned this work isn't really about houses. It's about putting a smile on someone's face the first time they walk into a home that's truly theirs."*

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— NAOMI MUNUHE

Looking forward to walking this journey with you.

— **Naomi Munuhe**

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ONE MORE THING BEFORE YOU READ

*When you buy a Bridgeland home with me, I cover your first year of HOA. Luxury move-up buyers (\$800K+) also get first-year lawn or pool service — whichever your home needs. The full White Glove Concierge details are in Chapter 11 — but I wanted you to know up front.*

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CHAPTER TWO

# About Bridgeland

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*11,500 acres of master-planned community. Three lake systems. 75+ parks.  
And one stat that explains everything: residents don't move out.*

**B**ridgeland is one of Houston's largest and most-loved master-planned communities, spanning more than 11,500 acres in Cypress, Texas. It's also one of the few in the country built around water, with three lake systems woven through the community.

It's a 25-35 minute drive to the Energy Corridor, downtown Houston, and major employers — close enough for a daily commute, far enough to feel like a true retreat. Top-rated Cy-Fair ISD and Waller ISD schools, 75+ parks, and a long list of amenities make it especially attractive to families.

## THE BEST SIGN OF A GREAT COMMUNITY

Here's the stat I tell every buyer who's on the fence about Bridgeland: in 20 years of selling Houston homes, I've watched something rare happen here. Most Bridgeland residents don't move OUT. They move WITHIN. They either upgrade — to a bigger home, a newer village, a custom build — or they downsize once the kids leave for college. But almost nobody actually leaves the community. That tells you something no brochure can.

Why? Because Bridgeland is like living in a resort. The trails. The three lake systems. The amenity centers. The community events. Once you're in, you don't want to leave.

### INSIDER STAT

*Bridgeland homes typically sell within days, not weeks — and appreciate faster than the Houston average. Tight supply + steady demand = the home you buy today gains value steadily over time.*



*11,500 acres · three lake systems · one of Houston's largest master-planned communities*

## **WHY THIS MATTERS FOR YOU AS A BUYER**

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When residents don't move out, two things happen — and both work directly in YOUR favor as a buyer:

- ◆ Homes don't sit on the market long. When a Bridgeland home does come up for sale, it typically sells fast — often within days. Demand stays high because supply stays tight.
- ◆ Home values appreciate faster than the Houston average. Strong demand + tight inventory = the home you buy today gains value steadily over time.

Translation: a Bridgeland home is a real estate investment that quietly compounds. Tight inventory keeps values up. The community keeps people in. You buy in once and benefit for as long as you own.

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CHAPTER THREE

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# The Villages

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*Bridgeland isn't one big neighborhood. It's a collection of distinct villages, each with its own character. Most agents lump them together. I match the right one to the way you live.*

Bridgeland is made up of five distinct villages — Lakeland, Parkland, Prairieland, Creekland, and Bridgeland Central. Each one has its own pace, its own architecture, its own personality. Most buyers tour them all before they figure out which one matches their daily rhythm. Here's the cheat sheet so you don't waste a single weekend.

## **BRIDGELAND CENTRAL**

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The community's walkable town center — Josey Lake, dining, shopping, and trails all within reach on foot. This is where Bridgeland's commercial heart is being built out, with restaurants, hotels, and retail all inside the master plan.

- ◆ New restaurants and dining destinations
- ◆ Hotels — yes, hotels INSIDE your master-planned community
- ◆ Walkable mixed-use town center on Josey Lake
- ◆ Build-To-Rent options (Wingspan neighborhood)

◆ THE FIVE VILLAGES ◆



**LAKELAND VILLAGE**

The original heart of Bridgeland. Anchored by Lakeland Village Center — shopping, dining, fitness, events. Mostly resale now; mature trees, established neighbors, walkable amenities.



**PARKLAND VILLAGE**

Prairie School architecture, family-focused, strong park and trail access. Newer than Lakeland with modern floor plans. Popular with families who want playground proximity.



### **PRAIRIELAND VILLAGE**

Prairie-inspired and sustainability-focused. Open-space feel, prairie preserves, quieter streets. Best for buyers who want a closer-to-nature feel — without leaving the master-planned amenities behind.



### **CREEKLAND VILLAGE**

Inspired by Cypress Creek — life, nature, and water together. The newest village in active development. Freshest inventory, modern floor plans, the latest builder designs.

PRAIRIELAND MODEL GRAND OPENING

*Right now, Bridgeland is debuting 18 brand-new model homes in Prairieland Village from 14 of Houston's top-ranked builders. If you want to see the freshest inventory in person, this is the moment.*



*Aerial: Bridgeland villages and lake systems · one community, many neighborhoods*



*Aerial: amenity complex · tennis, pavilion, lakes, and trails all in walking distance*



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CHAPTER FOUR

# The Lifestyle

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*Three lake systems. 75+ parks. Miles of connected trails. Every sport its own field. This is what daily life actually looks like.*

**F**orget the brochure language for a minute. Here's what it actually feels like to live here — what your Tuesday morning looks like, what your kids do after school, what your Saturdays turn into.

## ALL ABOUT NATURE

Three lake systems wind through the community, with ponds for paddleboarding and canoeing. A dedicated birdwatching station, prairie preserves, and tree-canopy trails that connect every village without ever crossing a major road.

## 75+ PARKS, MILES OF CONNECTED TRAILS

Over 75 parks connected by miles of trails. Bike to Lakeland Village Center without crossing a major road. The trails ARE the highways here.



*Bridgeland's iconic treehouse · built into a century-old oak, accessible by community walkway*

## EVERY SPORT HAS ITS OWN FIELD

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- ◆ Multiple basketball courts
- ◆ Tennis courts at multiple locations
- ◆ Skate park
- ◆ Soccer fields
- ◆ Baseball diamonds
- ◆ Pickleball courts
- ◆ Splash pads and resort-style pools in every village

## LEAGUES, GROUPS & PROGRAMS

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The fields and courts aren't sitting empty. Bridgeland has organized leagues, classes, and groups running year-round — most you can sign up for through the HOA or the community center. A short list of what's active:

- ◆ Youth and adult soccer leagues
- ◆ Youth baseball
- ◆ Bridgeland Barracudas — the community swim team
- ◆ Youth basketball
- ◆ Tennis ladder, lessons, and clinics
- ◆ Pickleball leagues
- ◆ Yoga classes — including women-only sessions at Lake House
- ◆ Running and walking groups
- ◆ Book clubs, bunco nights, supper clubs
- ◆ Kids' summer camps and after-school programs
- ◆ Adult Facebook groups that cater to every interest
- ◆ Community newsletter

You won't move to Bridgeland and wonder how to meet people. The community will introduce itself.

## DOG PARKS

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Multiple fenced dog parks across the community — one in nearly every village. Bring the dog, meet the neighbors, watch the kids on the playground next door. Dogs are part of Bridgeland life.

## THREE COMMUNITY GYMS + LIFETIME FITNESS NEARBY

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Bridgeland residents have access to three different community fitness centers — full amenity centers with classes, pools, and weight rooms. Plus a Lifetime Fitness location nearby for those who want more.

## PAVILIONS & GAZEBOS FOR EVERY OCCASION

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Hosting a birthday party? An anniversary? A graduation? Bridgeland has multiple pavilions and gazebos across the community — free to use, or reserve a block of time so it's yours alone. No more cramming guests into your living room.



*Pavilion at the lake · free for residents, reserve for parties*

## COMMUNITY EVENTS INCLUDED WITH YOUR HOA

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- ◆ Bridgeland Live: free concert series throughout the year
- ◆ 4th of July fireworks at the lake
- ◆ Holiday tree lighting & seasonal markets
- ◆ Food truck nights and farmers markets
- ◆ Outdoor movie nights at the lake
- ◆ Kids' camps, swim lessons, and seasonal sports leagues

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CHAPTER FIVE

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# Hidden Engineering

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*What you won't find on Google. This is the kind of detail you only know if you live in Bridgeland — and it saves you thousands.*

**H**ere's a section no other Bridgeland guide will give you. This is the kind of information you only know if you actually live in Bridgeland. After 20 years selling homes and now living here myself, this is what I wish every buyer understood.



*Community lake bridge in Bridgeland*

## **1. BRIDGELAND SITS ON NATURALLY HIGHER ELEVATION**

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Most of Bridgeland is built on naturally higher ground compared to surrounding Cypress areas. That's not an accident — Howard Hughes chose this land carefully.

## **2. HOMES ARE ELEVATED ABOVE THE LOT**

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Every Bridgeland home is built on an elevated foundation — meaning the structure itself sits higher than the ground it's on. Add this to the naturally higher elevation, and you're effectively on a small hill compared to neighbors outside Bridgeland.

### 3. ENGINEERED BACK-TO-FRONT DRAINAGE

Every Bridgeland home has a drainage system that pulls water from the backyard, channels it under or around the home, and releases it out the front into the street drains. Most Houston homes don't have this. It's a quiet engineering win that pays off in every storm.

### 4. MANDATORY SPRINKLER/IRRIGATION SYSTEMS

Every home in Bridgeland has a built-in sprinkler system. You're not running hoses around your yard at 6 AM trying to keep grass alive. Your investment in landscaping is protected from day one.

#### THE INSURANCE WIN

*Natural elevation + elevated homes + engineered drainage + irrigation = most of Bridgeland sits OUTSIDE FEMA flood zones. That means lower homeowners insurance premiums year after year.*

Most realtors don't know this engineering exists. I do — because I live in one of these homes. It's the kind of detail that saves you thousands over the lifetime of your mortgage.

***Want to walk one of these villages with someone who lives here?***

**BOOK A TOUR OR CONSULTATION WITH NAOMY →**

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CHAPTER SIX

# The Schools

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*Cy-Fair ISD AND Waller ISD. Which one you're zoned to depends on the address — and the difference matters. Here's what most listings won't tell you.*

If you're moving here with kids, schools are probably your biggest decision factor. So let's get specific — because two homes on the same Bridgeland street can be zoned to two completely different districts, and most buyers don't find this out until it's too late.

## CY-FAIR ISD

Consistently ranked among the top large school districts in Texas. 115,000+ students. Strong academic rigor, athletics, and arts programs. Multiple National Blue Ribbon schools.

## WALLER ISD — NOW SERVING BRIDGELAND'S NEWER SECTIONS

Important: as Bridgeland's western expansion (including Creekland and Bridgeland Central) has grown, those newer sections are now zoned to Waller ISD instead of Cy-Fair ISD. This matters.

*"When you tour homes with me, I tell you EXACTLY which ISD each address is zoned to BEFORE you make an offer — never a surprise at closing."*

## BRIDGELAND-ZONED PUBLIC SCHOOLS

- ◆ Pope Elementary
- ◆ Wells Elementary
- ◆ McCown Elementary
- ◆ Sprague Middle School
- ◆ Bridgeland High School (Cy-Fair ISD, opened 2017)
- ◆ Waller High School (Waller ISD — newer western sections)
- ◆ Texas Christian School (private, K-12, inside Bridgeland)
- ◆ Harmony Science Academy (public charter, STEM-focused, inside Bridgeland)

## 2028 SCHOOL EXPANSION PLAN

- ◆ A NEW high school opening in 2028 (Cy-Fair ISD)
- ◆ A NEW middle school opening in 2028
- ◆ Multiple new elementary schools opening within the next 3-5 years

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CHAPTER SEVEN

# Homes, Builders & Price

*Starter to luxury. Resale and new construction. What \$350K, \$550K, and \$850K actually get you in Bridgeland.*

Bridgeland has options at almost every move-up price point. As of 2026, you can generally expect:

## STARTER / FIRST MOVE-UP HOMES

- ◆ Roughly \$350,000 - \$450,000
- ◆ 3-4 bedrooms, 1,800-2,400 sq ft
- ◆ Builders: Lennar, M/I Homes, History Maker Homes, David Weekley Homes

## MID-TIER FAMILY HOMES

- ◆ Roughly \$450,000 - \$650,000
- ◆ 4-5 bedrooms, 2,500-3,500 sq ft
- ◆ Builders: Highland Homes, Coventry, Trendmaker, Newmark Homes, Westin Homes, Village Builders

## LUXURY & CUSTOM

- ◆ \$650,000 - \$1.2M+
- ◆ 4-6 bedrooms, 3,500-5,500+ sq ft
- ◆ Builders: Toll Brothers, Drees Custom, Coventry Estates, Partners in Building, Frederick Harris

### RESALE VS. NEW BUILD

*Bridgeland's resale market is just as active as new construction. Sometimes a 3-5 year-old resale gets you more square footage and finished landscaping for a similar price as new build. I'll show you both.*

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CHAPTER EIGHT

# The Real Numbers

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*HOA. Taxes. Utilities. Don't skim this — these are the costs behind owning a Bridgeland home.*

Don't skim this. These are the real numbers behind owning a Bridgeland home.

## HOA FEES

- ◆ Approximately \$1,400 - \$1,800 per year (varies by section/year)
- ◆ Covers community amenities, gyms, pools, parks, lakes, common-area landscaping, events
- ◆ Some sections (like gated sub-sections in Creekland and Bridgeland Central) may have additional fees

## PROPERTY TAXES

- ◆ Approximately 2.7% - 3.2% of assessed value annually
- ◆ Higher than national average because Texas has no state income tax
- ◆ MUD (Municipal Utility District) tax is included in this rate
- ◆ File for the Homestead Exemption right after closing — it saves you a meaningful amount each year

## UTILITIES

- ◆ Electricity: deregulated market — you choose your provider (Reliant, TXU, Direct Energy, etc.)
- ◆ Water/Sewer: provided by the MUD, billed quarterly
- ◆ Trash/Recycling: typically included in the MUD or HOA

***Buying with me? Your first year of HOA is on me. Plus more surprises in Chapter 11.***

**BOOK A TOUR OR CONSULTATION WITH  
NAOMY →**

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CHAPTER NINE

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# Buyer Surprises

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*Three things other agents won't warn you about. I will.*

## **HOA TRANSFER FEE AT CLOSING**

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When you buy a resale Bridgeland home, you'll pay a one-time HOA transfer/initiation fee at closing — typically \$200-\$700 depending on the section. Most buyers don't see this coming. I'll flag it during contract review so it's never a surprise.

## **BUILDER RATE BUY-DOWNS CAN SAVE YOU THOUSANDS**

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If you're buying new construction, builders frequently offer interest rate buy-downs, closing cost credits, or upgrade packages worth \$10,000-\$30,000+ — but ONLY if you know to negotiate. Esther (see her review) got significant builder incentives by working with me. Most buyers walk in, accept the sticker price, and miss this money entirely. I won't let you.

## **SHORT-TERM RENTALS ARE NOT ALLOWED**

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Bridgeland HOA prohibits short-term/vacation rentals (Airbnb, VRBO, and similar). If you're considering this as an investment property to rent out by the night, Bridgeland is not the right community. I'll redirect you to Towne Lake or other Cypress communities where short-term rentals are permitted (with restrictions). Better to know now than after closing.

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CHAPTER TEN

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# If Bridgeland Stretches the Budget

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*Eight communities I also serve, recommend, and know cold.*

If you love the idea of a Cypress lifestyle without the Bridgeland premium, here are eight communities I also serve and recommend:

## **CYPRESS CREEK LAKES**

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NW Cypress off Fry Rd. Mature lakes and parks. Cy-Fair ISD. Range: \$400K-\$800K.

## **FAIRFIELD**

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Established since 1985. Mature trees, golf course, multiple amenity centers. Cy-Fair ISD. Range: \$300K-\$700K.

## **ELYSON**

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3,600 acres on Cypress-Rosehill Road. Katy ISD. Range: \$350K-\$700K.

## **JUBILEE**

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Hockley, north of US-290. Family-focused newer build with lakes/parks. Range: \$300K-\$500K.

## **DUNHAM POINTE**

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On US-290 near Mason Road. Natural preserve design. Cy-Fair ISD. Range: \$400K-\$1M+.

## **ATTWATER**

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Brand-new 470-acre community by Bold Fox Development at Highway 290/FM 362/Owens Road.

## **GRAND PRAIRIE**

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Perry Homes neighborhood with affordable single-family layouts and quick 290 access.

## **BEACON HILL**

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New home community at 116 Firestone Court, Waller TX 77484 — Cypress/Tomball/Waller area.

*“Truth is, I’m fluent in all of these. I’ll tell you honestly which one fits YOUR life — even if it’s not the most expensive one.”*

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CHAPTER ELEVEN

# The Homes By Naomi Difference

*There are hundreds of agents in Houston. Here's why my clients stay with me — for life.*

There are hundreds of agents in Houston. Here's why my clients choose me — and stay with me for life.

*“After closing, Naomi helped us pay our last rent at the apartment, contacted the movers on our behalf, and paid for our moving. She educated us on mortgage management, refinancing, escrow, and Homestead Exemption. We strongly recommend her.”*

— SARAF A O . · F i r s t - T i m e B u y e r

*“Naomi made my home buying experience smooth, exciting, and stress-free from start to finish. She went above and beyond by helping me secure builder incentives and ensuring I got the best possible deal.”*

— E S T H E R N . · F i r s t - T i m e B u y e r

Esther's review names three things — the builder incentive negotiation, the celebration lunch, the housewarming gift. What she didn't put on paper: I handled the inspections, walked her through every contract page, and kept showing up for months after closing. The review is what she chose to share. The truth is always bigger.

◆ T H E N A O M Y D I F F E R E N C E ◆

## ***The White Glove Concierge***

***There are hundreds of agents in Houston. Here's what NONE of them offer.***

When you buy your Bridgeland home through me, you don't just get a Realtor. You get a year of follow-through — real services I cover, not just lip service. Two tiers, both designed to make sure you land softly.

## THE WELCOME · EVERY BUYER

Included for every buyer who closes with me on a Bridgeland home:

- ◆ First year HOA covered (up to \$1,500) — a real check, not a coupon
- ◆ Signature welcome home gift on move-in day — a memorable touch you won't see from any other agent
- ◆ Trusted contractor intros — painters, lawn care, handymen, HVAC, pool service
- ◆ Lifetime resource — I'm your real estate person long after closing

## THE LUXURY MOVE-UP · \$800K+

When you're investing at the luxury level, my service rises to match. Everything in The Welcome, plus:

- ◆ First-year lawn service OR first-year pool service — whichever your home needs
- ◆ Pre-arrival setup playbook — every utility, internet, and trash provider with names, numbers, and timing, ready before you land
- ◆ Builder incentive negotiation guarantee on new construction
- ◆ Day-one walkthrough of your new community's favorites

### WHY I DO THIS

*Cash doesn't help you when you're unpacking boxes and figuring out which dry cleaner to use. Time, follow-through, and a year of small wins do. That's what the White Glove Concierge gives you — and that's what no other agent in Cypress will.*

*"This isn't marketing. Sarafa's review confirms I paid for his last rent AND his movers in 2026. When I say I'll cover something — I do."*

— THE NAOMY PROMISE

## WHAT ELSE YOU GET (ALWAYS)

- ◆ 20 Years of Houston Experience
- ◆ Local Knowledge — I LIVE in Bridgeland. I walk these trails. I know the back routes.
- ◆ HAR Platinum Membership — premium marketing tools, enhanced reach, and access most agents don't have
- ◆ Communication you can count on — fast texts, fast email, fast call-backs
- ◆ Builder incentive negotiation on new construction
- ◆ Lifetime resource — long after closing, I'm still your real estate person

◆ A SPECIAL HEART ◆

*If you're a woman buying after a divorce, after widowhood, or just starting a new chapter — I see you. I work with you with extra care. Your next home isn't just four walls. It's a fresh start. I'd be honored to walk that journey with you.*

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CHAPTER TWELVE

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# The Buying Process

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*Six steps. 60-90 days. From pre-approval to keys in your hand.*

## **STEP 1: GET PRE-APPROVED (1-2 WEEKS)**

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Before we tour, we'll know your budget. I'll connect you with 2-3 trusted lenders so you can compare.

## **STEP 2: DEFINE YOUR MUST-HAVES (1 WEEK)**

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Sit-down for 30 minutes. Section preferences. Schools. Lake views. The clearer this is, the faster we find your home.

## **STEP 3: TOUR HOMES (2-6 WEEKS)**

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Most buyers tour 6-12 homes. We prioritize the ones that match — no wasted weekends.

## **STEP 4: WRITE THE OFFER (1-3 DAYS)**

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Review comps, negotiate price/terms, submit. In Bridgeland, well-priced homes move within a week.

## **STEP 5: INSPECTIONS & NEGOTIATIONS (1-2 WEEKS)**

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Inspect, review, negotiate repairs or credits. Where 20 years of experience pays off.

## **STEP 6: CLOSING (3-4 WEEKS FROM CONTRACT)**

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Final walkthrough, closing documents, keys in your hand. Total timeline: 60-90 days.

◆ ◆ ◆  
YOUR MOVE

## Your Next Step

*If you've made it this far, you're serious. Here's exactly what to do next.*

- 1. Schedule a free 15-minute call with Naomi.** We'll talk timeline, goals, must-haves — no pressure, no pitch. Just clarity.
- 2. Follow along on Instagram.** Daily Bridgeland life, new listings, and behind-the-scenes from your future neighborhood.
- 3. Start browsing.** Search active Bridgeland listings any time through my Linktree.

*"There's no 'right' time to buy a home. There's only the right home, the right team, and the right plan. Let's build yours."*

— N A O M I

◆ ◆ ◆  
**GET IN TOUCH**  
**Naomi Munuhe · Homes By Naomi**  
*Realtor® · RA Brokers · HAR Platinum · Bridgeland Resident*

*Ready when you are.*

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*Daily Bridgeland life · New listings · Behind the scenes*

S E R V I N G

*Bridgeland · Towne Lake · BlackHorse Ranch · Cypress · Communities West of 290*

*Licensed in Texas as Naomi Munuhe*