

Creek Wood Harbour

a private in-town waterfront community in League City, Tx

Developed by

AXIS POINT DEVELOPERS, LLC
Investment Builders and Developers



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GATED IN-TOWN WATERFRONT COMMUNITY



CreekWood Harbour will be a 74 lot gated waterfront community with a wide, private canal and marina located on Robinson Bayou, just a few minutes by boat to Clear Lake and beyond.

Homes Sites will include:

- 7 premium bayou lots, 70/86 ft. x 155/190 ft.
- 35 canal lots, 70 ft. x 140/145 ft.
- 32 off-water lots, 65 ft. x 115 ft.

LOCATION



CreekWood will be 3.3 miles east of I-45 on Hwy 2094 in the heart of League City, giving it a relatively shorter drive to the job base accessed from I-45. It will be 4.2 miles west of the Kemah Boardwalk and Galveston Bay recreation areas.

Just 380 ft. off Marina Bay Drive (Hwy 2094) and across from Clear Creek High School, the Davis Rd. community will have the benefit of visual access to a major Clear Lake area traffic artery without the noise and visual distraction. The entry monument and flags will have a permanent view from Marina Bay, lessening the cost of marketing.

WATERFRONT LIVING



EXPANSIVE CANAL: The canal will be 1,420 ft. long and an exceptional 160 to 170 ft. wide, more than twice as wide as typical canals in the area (usually 70' or 80') providing an expansive vista and unusual openness both visually and for boat maneuverability. The canal will average 6.5 ft. deep, more than enough for both large power boats and sailboats. The width and depth of the canal is an important distinguishing characteristic of this development giving it a premium, luxurious presentation.



BACKYARD BOATING: All waterfront home sites will extend to water's edge for true "backyard boating." Residents will be able to step off their backyard bulkhead onto their boats and sail away. The 4.5 foot high private bulkheads will be designed to accommodate up to either a 36 ft. long boathouse or an open slip for large sail or power boats up to 40 ft.



ROBINSON BAYOU: Robinson Bayou is a quiet, natural waterway. Sail a half mile up Robinson to Clear Creek, turn east and it is just another half mile to Clear Lake, Houston's most important waterfront recreational area. Pass the Kemah Boardwalk into Galveston Bay and then it is open water in the Gulf of Mexico.

THE WHARF: At the east end of the canal, The Wharf will have a *covered terrace* which will overlook the expansive canal and Robinson. From just above the terrace, a *stone water feature* will be connected to a stream that works its way down, around, to a marsh created at the canal water level.

The large pier level deck will have a *gazebo*, an *outdoor kitchen*, and an *open deck*, a perfect gathering place for sunsets and maybe a little fishing. The Wharf's *15 boat slip fixed pier* will be built so individual homeowners can attach open boat lifts to raise their power or sailboats out of the water. These 20 ft., 25 ft. and 30 ft. slips (with power and water) will be important to off-water homeowners who want to participate in the boating lifestyle.

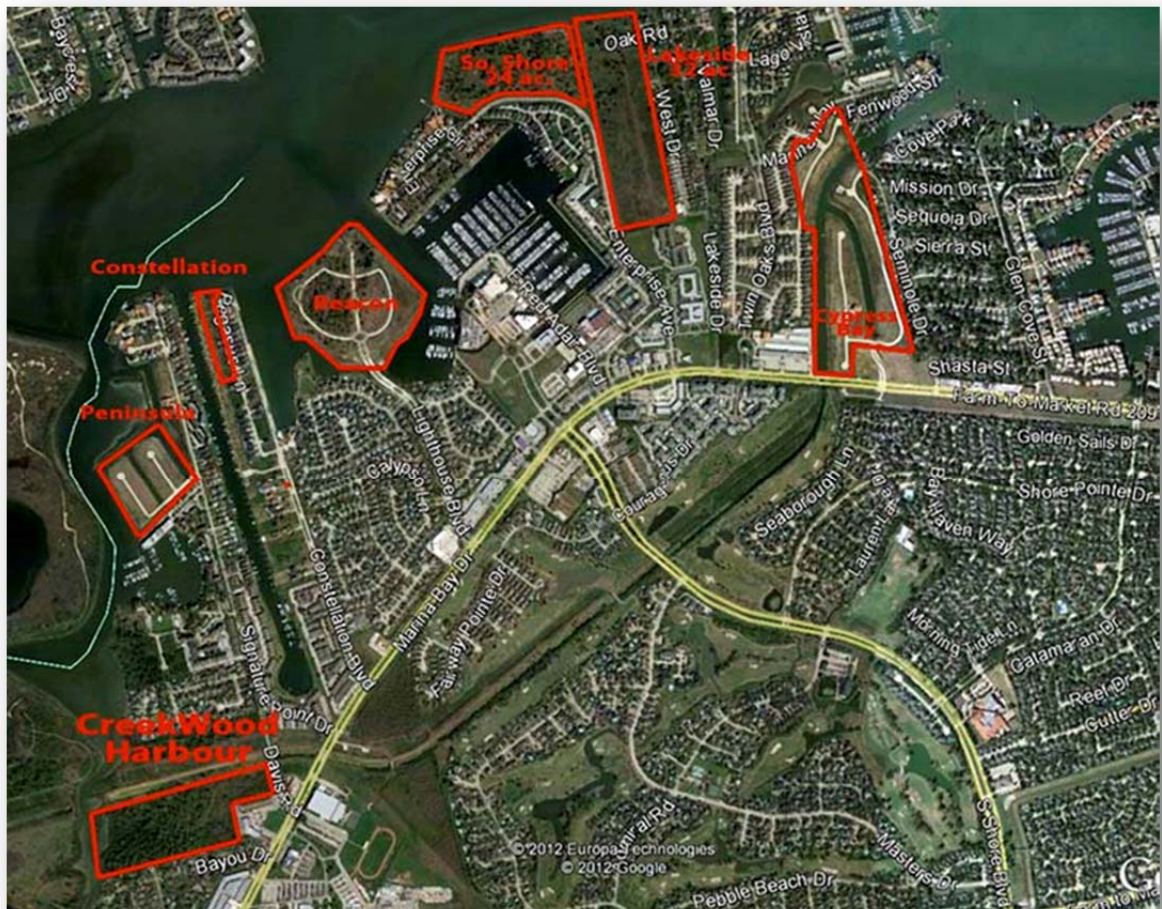
For the small boat lovers, a *dinghy shed* for canoes, kayaks and dinghies will be available along with a floating launching pad.

North Side Park: This park will have a three quarter mile jogging loop with exercise stations leading to a deck overlooking Robinson Bayou. Two other small pocket parks provide open views of the marina.

COMPETITIVE LOT COST

Four tracts are currently developed as waterfront home sites.

- **The Peninsula on Davis Rd:** This development is being built out by Gehan Homes which is having reasonably good success. They are charging \$20,000 to \$300,000 lot premiums. The development has good views for some lots but significant canal depth problems on most lots and no amenities. I expect them to be sold out before CreekWood will have lots available.
- **Beacon Hill:** This 30 acre premium development has lots with excellent views from \$500,000 up which makes them economically not competitive with CreekWood lots.
- **Cypress Bay:** With 74 waterfront lots priced at \$370,000 and up, this development has no amenities, a poor presentation and needs both landscaping and maintenance. Currently economically not competitive, the lots could get discounted to a level still much higher than proposed CreekWood lot prices. In that case, they would require substantial upgrading to be competitive with CreekWood.
- **Constellation:** There are approximately 18 lots left in this development. A few of these lots have a water view with the remaining lots having no view and none are direct water access. These inferior lots are selling at prices 30% higher than the planned CreekWood true waterfront lots which have direct water access.

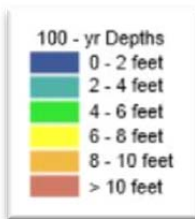


BASE FLOOD ELEVATION ADVANTAGE

FEMA is proposing to change the Galveston County area base flood elevation (BFE) in many areas including on the south side of Clear Lake. While this will require additional dirt placement during the construction of CreekWood, it creates important barriers to current waterfront lot sales and future lot production.

Of the few lots now available, all will have minor to serious BFE problems.

The two remaining substantial tracts on the south side of Clear Lake will have very significant BFE problems. These tracts are identified in the above image as South Shore 24 and Lakeside 32. The below images indicates by color just how deep below BFE those two tracts will be.



Given that these two tracts are price at commercial high rise levels and the tracts are 2' to 8' deep below BFE, they will never be appropriate for single family residential development.

It is likely that CreekWood Harbour will be the last significant waterfront development to be built on the south side of Clear Lake. On the north side of Clear Lake, only a few small tracts remain all of which have high commercial prices.

MARKET ADVANTAGE SUMMARY

CreekWood has important marketing advantages compared to other currently available or possible future properties. These include, among other considerations:

- The CreekWood location has the marketing advantage of **being visible from Hwy 2094** without the noise or distractions of being adjacent to this major artery.
- Greatly superior water amenities with the:
 - **160' wide canal** designed for backyard boathouses
 - The Wharf:
 - internal **15 slip pier system**
 - **dinghy shed** and **launching pad**
 - **viewing decks**
 - **gazebos**
 - **trails** and a **park overlooking Robinson Bayou**
 - situated on beautiful, **quiet Robinson Bayou**
 - the location on the west side of Clear Lake and design make it a highly **preferred "hurricane hole"** in a storm
- CreekWood **lot cost will be well below all water view and waterfront lots available**. There are no waterfront lots available at the CreekWood lot price range. Water view lots start at approximately \$190,000 and waterfront lots range above \$600,000.
- CreekWood lots will be built to **comply with the new FEMA higher BFE standard**. That standard will be a large problem for current and future developments due to lower elevations.

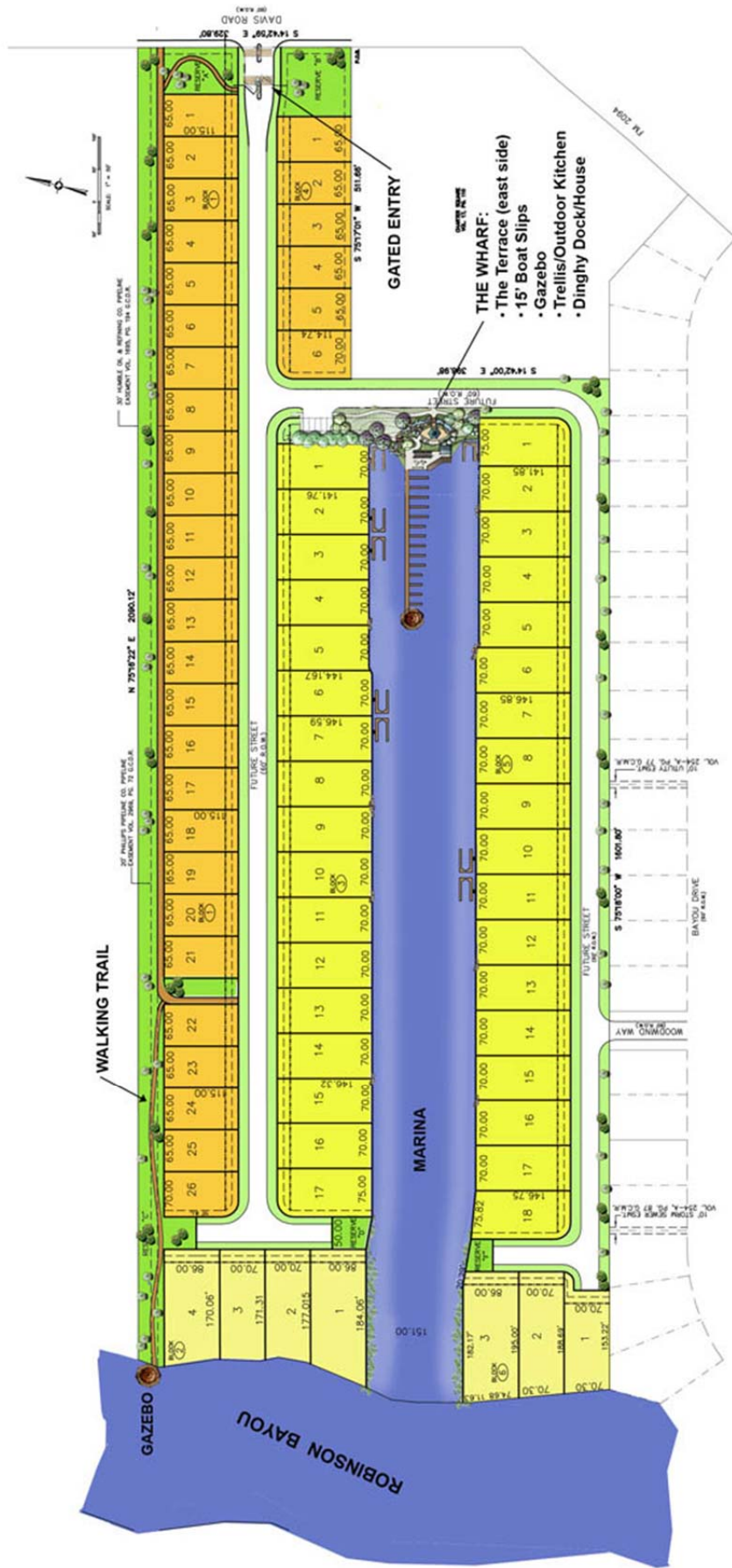
THE DEVELOPER

CreekWood Harbour is being developed by Axis Point Developers with Joe Watson as president. Axis has recently completed two premium gated lake communities in northwest Houston called White Oak Lake Estates and Parc Lake Estates.

The Axis affiliates have developed more waterfront and canal lots on Clear Lake than any other developer. Developments include Lake Cove and The Sanctuary in Seabrook; Marina Village and Casa Marina Del Sol in League City, and lots and homes on Clear Lake Shores.

For more information on Axis Point, please go to the Axis website: www.apdllc.net

To see details of waterfront communities go to: <http://www.apdllc.net/axis-typical-developments/coastal-waterfront-communities>



CREEKWOOD HARBOUR

LEAGUE CITY, TEXAS
 WATER FRONT COMMUNITY

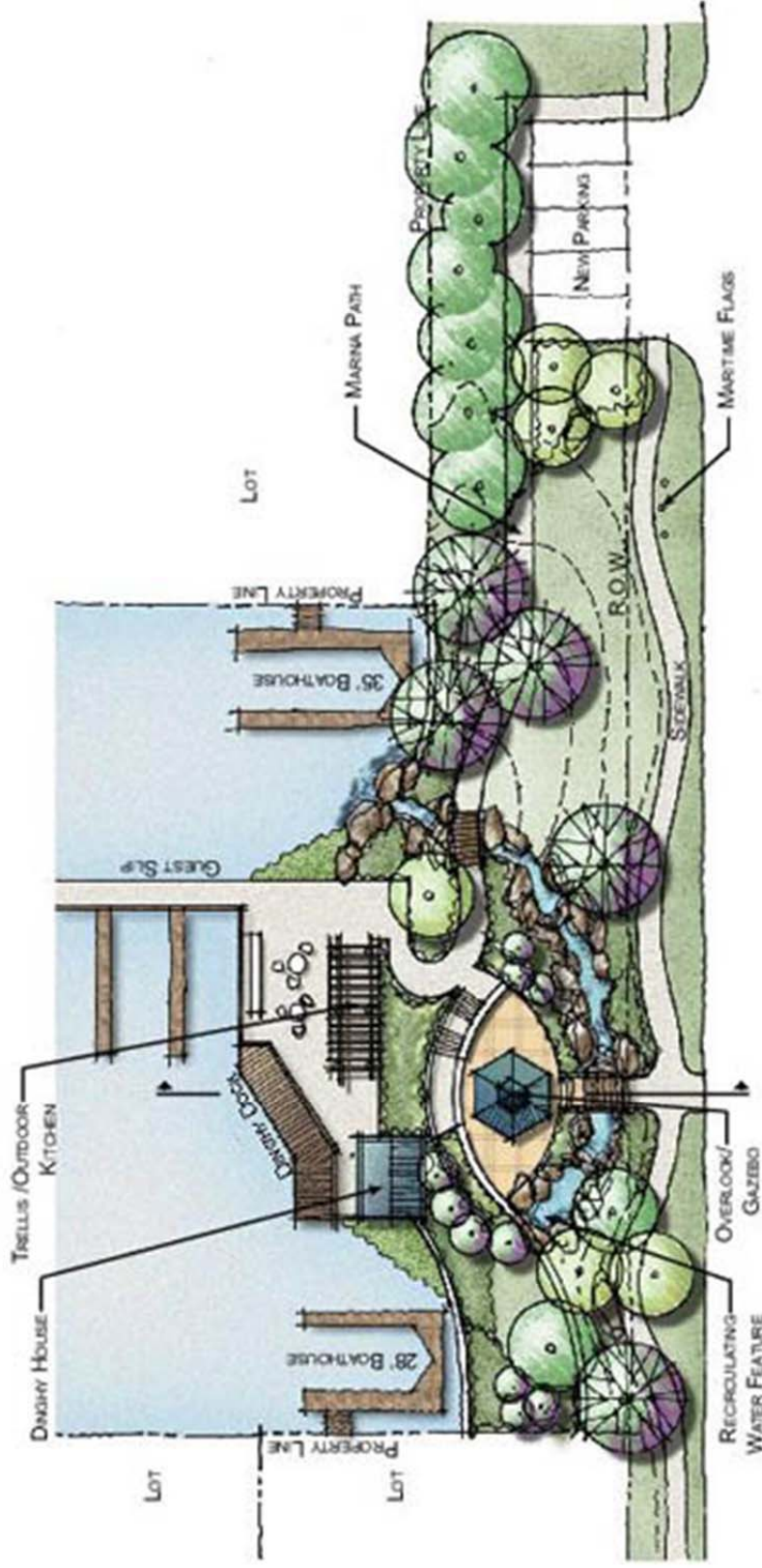
35 CANAL LOTS

7 BAYOU LOTS

32 OFF WATER LOTS

A DEVELOPMENT OF AXIS-POINT DEVELOPERS, L.L.C.

DISCLAIMER: This plan is prepared for presentation purpose only and is subject to change at anytime. No warranties or representations, expressed or implied, are made concerning the design, location or character of the actual facilities, or any other feature shown on this map.



THE WHARF AT CREEKWOOD HARBOR

LEAGUE CITY, TEXAS

WATERFRONT COMMUNITY

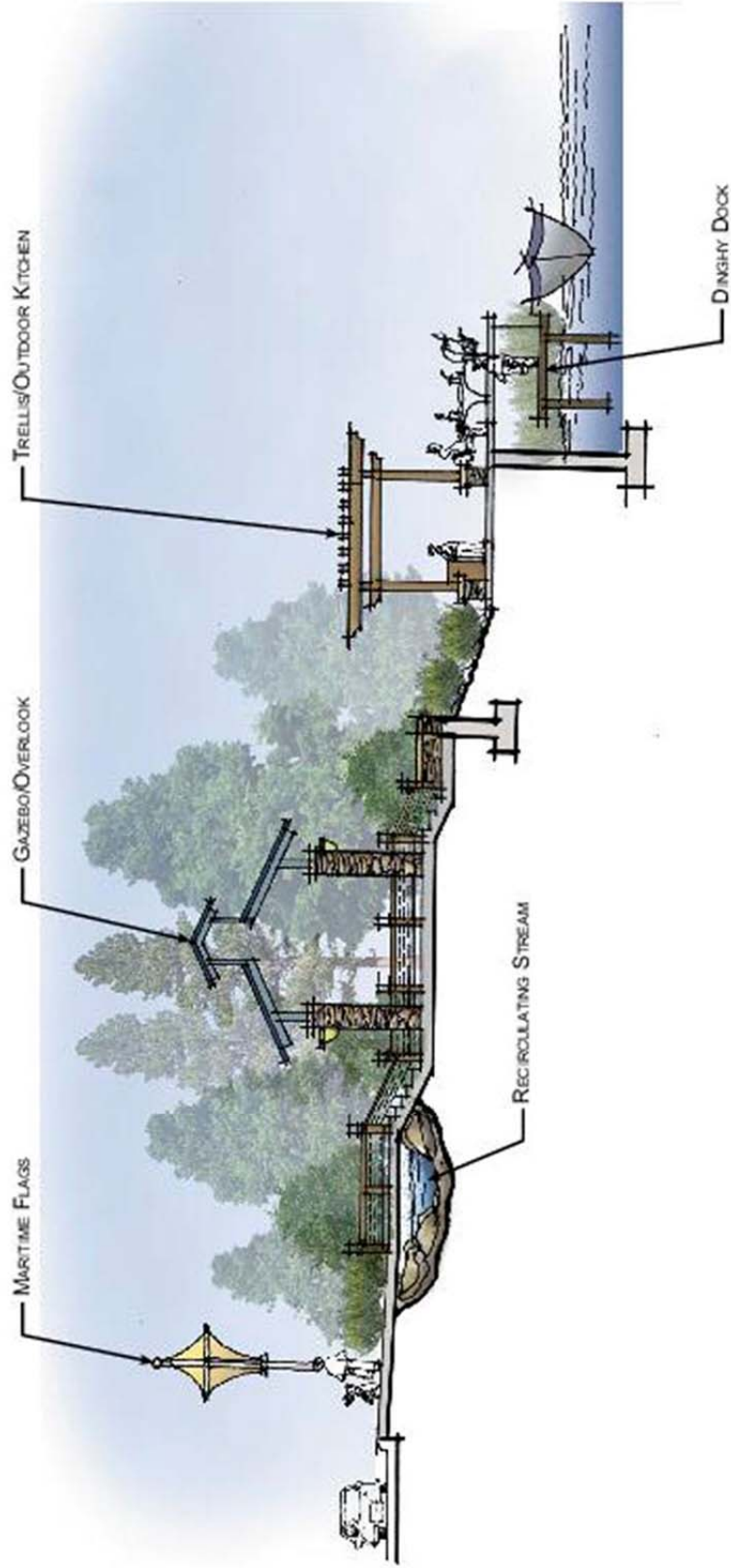
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SCALE 1"=20'

0 10 20 40

NORTH



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SCALE 1/8" = 1'-0"
0 4 8 16