

The Johnson Development Corp.




CROSS CREEK
RANCH


EDGEWATER

FALL
CREEK


HARMONY


IMPERIAL
EST. 1968


RIVERSTONE


SIENNA


TUSCAN
LAKES


WILLOW CREEK
FARMS


WOODFOREST

ABOUT US

The
Johnson
Development Corp.

- Houston-based land development firm specializing in highly amenitized, master planned, residential and mixed-use communities
- Primary focus is providing finished lot inventory for national, regional and local home builders and land parcels for commercial, retail and multi-family developers
- Established in 1975 by Larry Johnson
- Currently have:
 - 14 active projects with entitlements for
 - 63,000 residential units on
 - 38,000 acres in Houston and Atlanta
- Over the past 17 years, created over \$20 Billion in new taxable value



ABOUT US

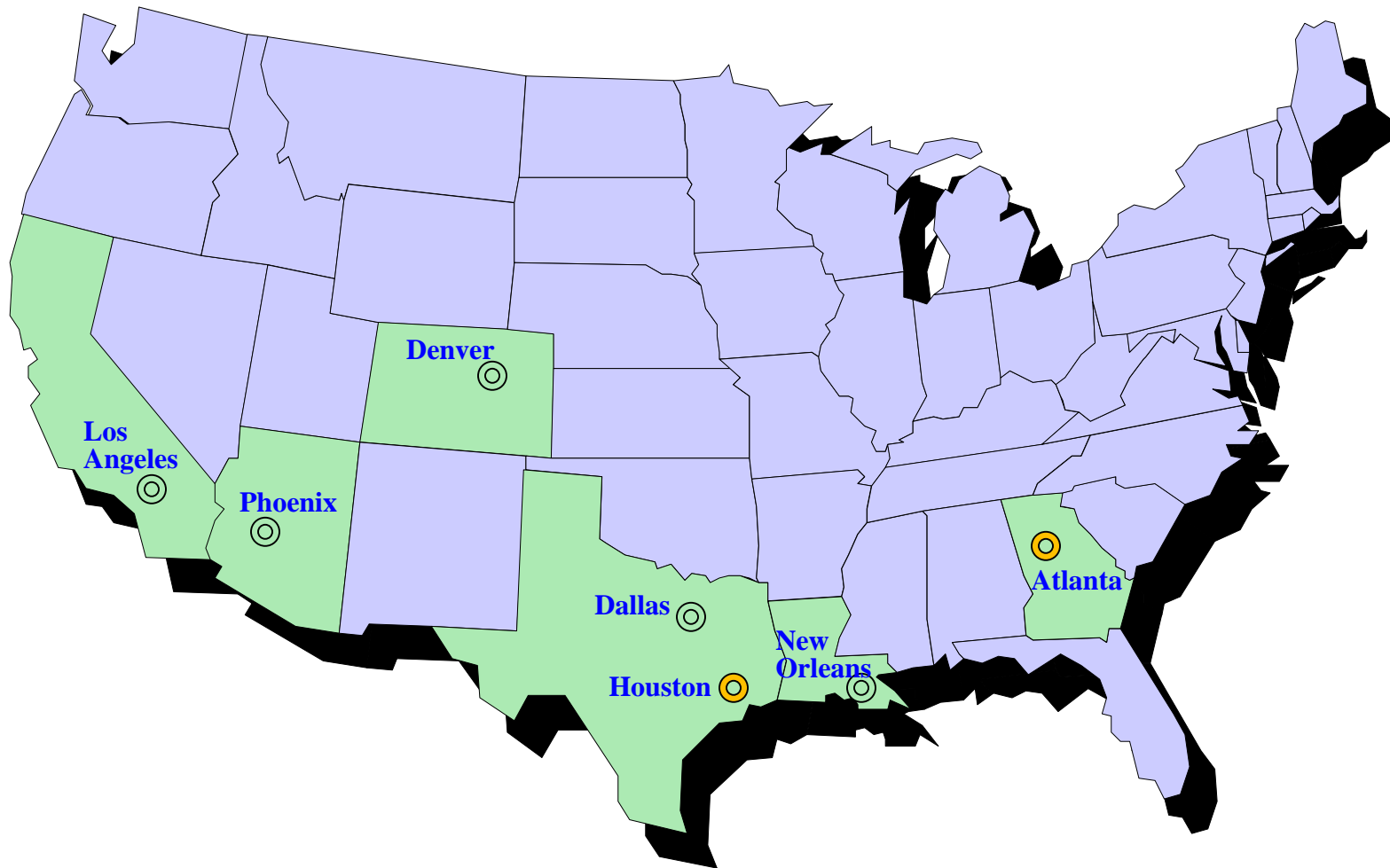
The
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- Sales in Johnson Development Communities totaled 2,717 in 2013 which is a 32% increase over 2,056 home sales in 2012. This represents a 10% share of the overall Houston new home sales market.
- In 2013, Johnson Development had four (4) Communities in the Top-20 Best Selling MPC's in the Nation (no other developer had more than one (1)):
 - Riverstone (#6)
 - Woodforest (#16)
 - Cross Creek Ranch (#13)
 - Sienna Plantation (#17)
- Johnson Development was recognized as the "2013 Developer of the Year" by the Greater Houston Builder Association and received nine (9) PRISM Awards including "Humanitarian of the Year" for JDC's support of local charitable causes.



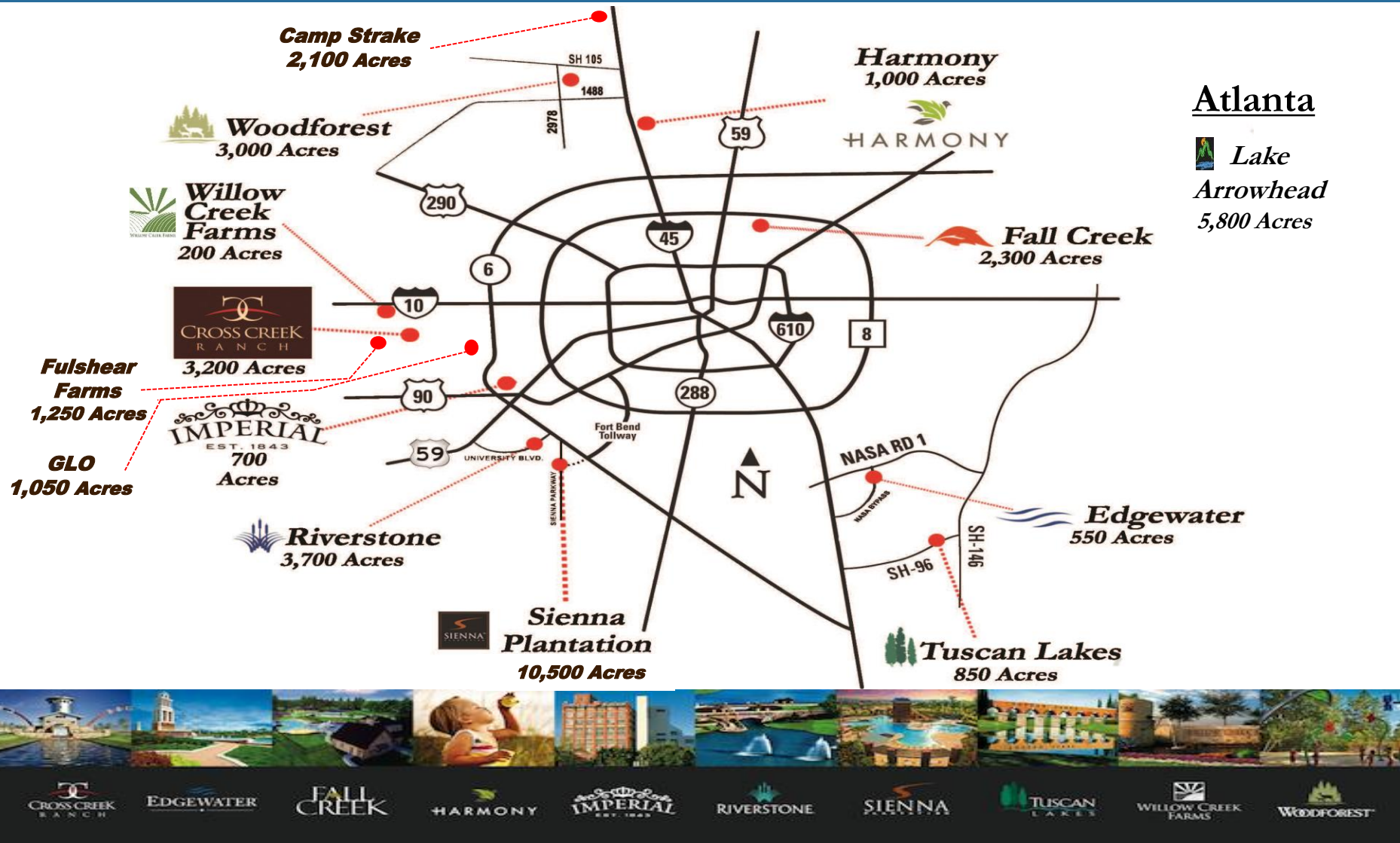
PROJECT LOCATIONS

The
Johnson
Development Corp.



Current Projects

The
Johnson
Development Corp.





Sienna Springs Resort



Sienna Golf Club



Club Sienna

- A 10,800-acre highly amenitized community in Southwest Houston
- Planned for 16,500+ residential units and 5M+ sq. ft. of non-residential space
- Over 3,000 acres dedicated to parkland, golf, recreation areas, lakes and undeveloped green space
- Currently have 6,400 homes @ an average price of over \$400,000 and 1,000,000 sq. ft. commercial space in 16 years
- 5 public schools, 1 public library, 1 community college, 5 daycare facilities, 5 churches and an 18 hole golf course & club on site
- \$2+ Billion tax base today (started with \$11M in 1997)

Live Well. Play Hard. Have Fun.



Camp Sienna Sports Complex



Sienna Amphitheatre



Oyster Creek Trails



Brushy Lake



Secondary entry signage



Custom showcase home



Sienna  *Stables*

25 acre equestrian facility with horse boarding, training, private lessons.

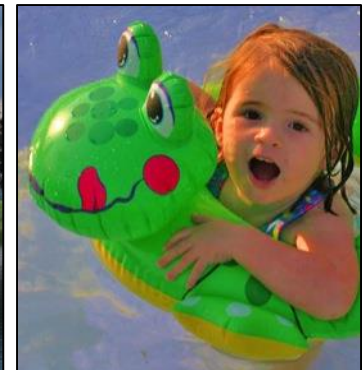


*Camp Sienna –
A 140 acre multipurpose sports complex.*



- ✦ A 3,700-acre mixed-use, water oriented master planned community in Southwest Houston
- ✦ Planned for 6,000+ residential units and 1M+ sq. ft. of commercial space
- ✦ Over 700 acres of lakes, green space and parkland and 20+ miles of trails
- ✦ Currently have 2,300+ homes at average price of \$400,000 and 350,000 sq. ft. commercial space on site
- ✦ \$1+ Billion tax base today

Homes from the \$200s to the Millions



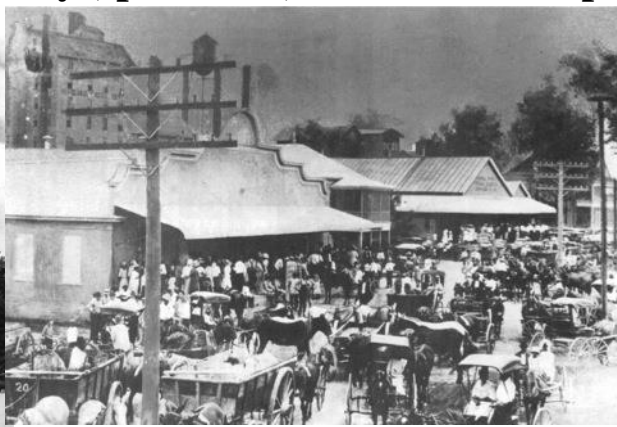
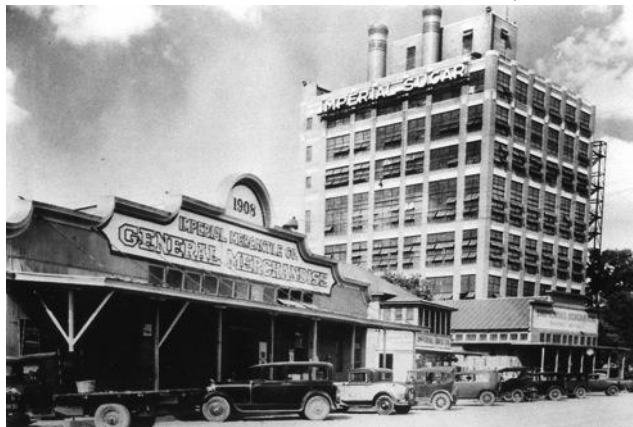


Over 200 acres of pristine lakes

Lakefront Custom Homes



- A 720 acre mixed-use, historic community located within the heart of the City of Sugar Land in Southwest Houston.
- Established in 1843, the former Imperial Sugar Co. refinery site will be redeveloped into an urban mixed-use center including office, retail, restaurants, full-service hotel & conference center, family entertainment, performing arts and mid-rise residential housing.
- Site of The City of Sugar Land's new minor league baseball stadium and home of the Sugar Land "Skeeters".
- Planned to include 1,200+ residential units, 500,000+ sq. ft. of business/office space and 800,000 sq. ft. of commercial/retail space.
- Over 230 acres of lakes, waterways, parkland, environmental preserves and open space.



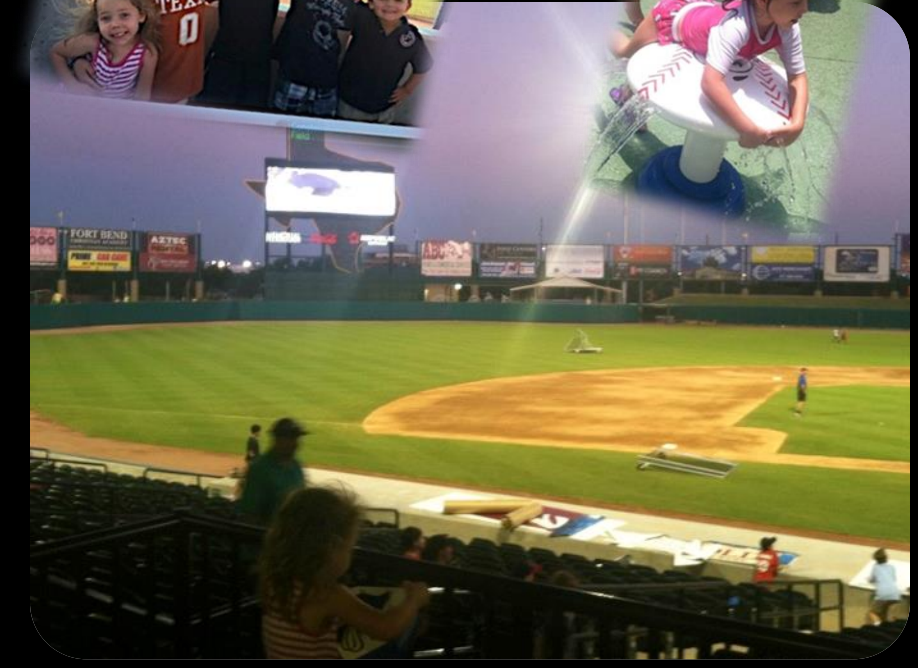


AERIAL OF COMMUNITY FROM WEST

Constellation Field



Skeeters Stadium



CROSS CREEK RANCH

- A 3,200-acre nature focused community in West Houston / Fulshear, Texas
- Planned for 6,500 residential units and 500,000 sq. ft. of non-residential space.
- 1,300+ homes in 4+ years @ average price of \$415,000
- Plan includes 2 elementary schools, 1 middle school & 1 high school in Katy ISD and 1 elementary school in Lamar Consolidated ISD
- \$400 Million tax base today





CROSS CREEK RANCH



**Community Welcome Center &
Adventure Water Park**



Splash Pad



Health & Fitness Club



Adventure Park Pool



CCR Welcome Center



Main Entry



- A 600 acre community in the West Houston/Katy area
- 1,100 lots with the remaining phase 3 under development now
- Builders include Meritage Homes, Westin Homes and Pulte Homes
- Katy and Lamar consolidated schools

Homes starting in the 190's to 400's





- 🌲 A 3,000-acre, golf oriented, lifestyle community in Montgomery County overlooking creeks, nature preserves and the 27-hole Woodforest Golf Club
- 🌲 Planned for approx. 5,000 + highly amenitized homesites and approx. 90 acres of commercial, retail and mixed-use
- 🌲 Currently have 1,000 + homes @ average price of \$355,000
- 🌲 700+ acres of green space with on-site fire station, schools and churches.
- 🌲 Amenities include Forest Island Recreation Complex with a resort-style swimming pool, waterslide, basketball court and tennis courts; Lilypad, Splashpad & Spraypark, Bark Park, and miles of hike and bike trails.





Gated Custom Neighborhood



Woodforest Golf Course



Custom Home on Golf Course



FOREST ISLAND –

15 acre Resort-Style Swim & Tennis Center



WOODFOREST®



Open
Summer
2013!

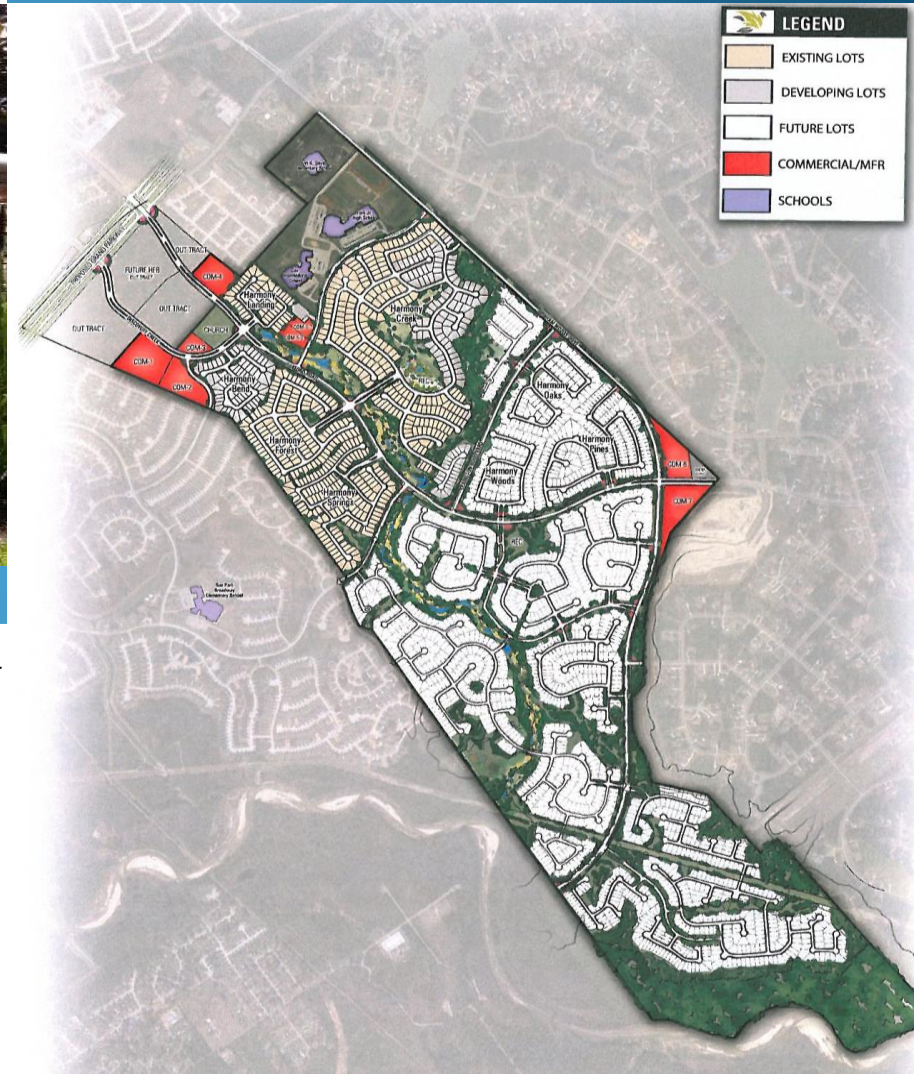


HARMONY

Sounds like home.



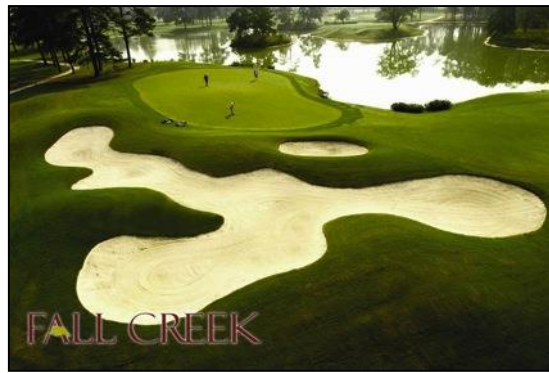
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- A 1,000 acre nature oriented community in North Houston on the future extension of the Grand Parkway.
- Planned for 3,000 residential units + retail, commercial & educational land uses.

FALL CREEK

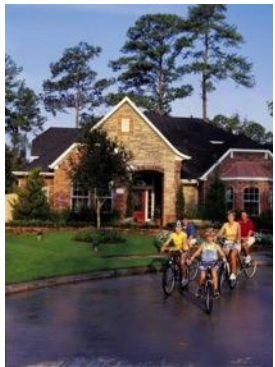
So Much. So Close.



- 🍃 A 2,300-acre mixed-use golf course community in Northeast Houston
- 🍃 Planned for 2,500 homes, 1,100 multi-family units and 750,000 sq. ft. of commercial space
- 🍃 Includes the 36-hole Golf Club of Houston, home of the Shell Houston Open
- 🍃 Currently have 2,300+ homes, 800 multi-family units, and \$1.5+ Billion tax base today

So Much. So Close.

Homes from the \$170s to the Millions





Resort Waterpark



Fall Creek Information Center



Custom Home on Golf Course



Fall Creek Sports Complex



- An 850-acre mixed-use, architecturally themed community in Southeast Houston
- Planned for 1,800 homes at an average price of \$225,000; 1,300 units of multi-family and 135,000 sq. ft. of commercial/retail space
- Includes 150 acres of lakes, open space, water features and resort style amenities
- Currently have 1,200 homes, 1,000 units of multi-family and \$400+ Million tax base

Homes from the \$180s to the Millions





Miles of trails



Cypress Point Rec Center



Community gathering facility



Active adult community

EDGEWATER™

- A 550-acre brownfield site converted into a mixed-use, master planned community in Southeast Houston
- Planned for 2,100 Residential units, 375,000 sq. ft. commercial/retail and marina
- Over 250 acres of green space featuring 25 acres of protected wetlands
- Boat access to Clear Lake and Galveston Bay
- Direct freeway access to Houston and Galveston





Homes from the \$200s





LAKE
ARROWHEAD



-  An 8,100 acre Golf and Lifestyle Community located in North Atlanta
-  The 540-acre Lake Arrowhead is the centerpiece of the community
-  Amenities include an 18-hole Championship Golf Course and 10,000 sq ft Clubhouse, 40-acre Swim and Sport Park, 8+ miles of trails, community chapel and 1,000+ acres of woodland.
-  Awarded “Community of the Year” by The Greater Atlanta Homebuilders Assoc.





LAKE ARROWHEAD



*Community
activities*



Kids golf camp



Marina facility



Miles of nature trails



9th golf hole



540 acre Lake Arrowhead

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