



SEVEN OAKS RANCH
The natural choice

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Manvel City Council approves Seven Oaks Ranch regional park plan

MANVEL – Manvel residents are one step closer to a state of the art recreation facility after Manvel City Council voted unanimously on June 11 to pursue an agreement to cooperate with the Manvel Lion’s Club and Seven Oaks Ranch to develop a 23-acre regional park complete with baseball fields and other features. The City Council’s action followed a presentation of the concept by Robert Wall, president of the Manvel Lion’s Club.

Under the terms of the concept, Seven Oaks Ranch will dedicate the twenty-three acres, located just off the future McCoy Parkway extension, to the City of Manvel for regional park use. They will also construct the infrastructure to access the property, including roads, water and sewer lines. The Manvel Lions Club will in turn raise the funds to construct the facilities while the City of Manvel will operate and maintain the park. Little League and other local sports organizations may organize and run the leagues as well as augment the maintenance of the facility.

“When we first started planning Seven Oaks Ranch, one of our top priorities was to provide substantial open space and recreation areas, not only for the development’s residents, but for all of Manvel and the surrounding area to enjoy,” says Alan Mueller, Vice President of Project Management for Seven Oaks Ranch. “This regional park will give area children the opportunity to practice and play close to home rather than commuting to other facilities. We believe it will help to enhance community spirit, generate volunteer involvement, and increase economic development through tournaments and other activities.”

Manvel officials are equally enthusiastic about the project. “I am just thrilled with the opportunity to have a top quality park like this in the City of Manvel, and I am so appreciative of the generosity of the Lions Club for funding \$500,000 to invest in all the improvements and facilities to make this park a state of the art attraction,” says Mayor Delores Martin. “I am also very pleased with the generosity of Seven Oaks Ranch to provide this land and infrastructure to make a park of this magnitude possible. I welcome all the participation that has been offered in this wonderful project.”

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Robert Wall, President of the Manvel Lions Club and Mayor of Iowa Colony, joins in the excitement generated by this new partnership. “There are currently no ballparks in the Manvel/Iowa Colony area,” reports Wall. “The dedication of this acreage for a regional park provides a golden opportunity to get some really nice ballparks, and the Lions Club is up to the challenge of raising the money to put in these fields. We are excited that Manvel has issued this proclamation to generate the local interest and get the process started. And as Mayor of Iowa Colony, I am equally excited for the benefits it will bring to the Iowa Colony residents as well.”

The construction of the regional park may be four or five years away, according to Mueller, due to the time needed to develop and build the respective neighborhoods and sections of Seven Oaks Ranch. This time frame will allow adequate time for the Lions Club to reach their fund raising goals and allow the City to apply for grants for matching funds from Texas Parks & Wildlife and other organizations.

In addition to the regional park that Seven Oaks Ranch will dedicate to Manvel, they are developing an additional 395 acres for parks and open space. This acreage, when combined with this new regional park, is over 30% of the total acreage of the development.

Seven Oaks Ranch is a proposed 2100+ acre master planned community of Gromax Development, located in Manvel, Iowa Colony, and Alvin. Situated south of SH 6 and east of SH 288 at CR 56, Seven Oaks Ranch will offer a variety of mixed residential, town center, and commercial uses with substantial open space. The development plan calls for the preservation of natural corridors along Chocolate Bayou and West Fork of Chocolate Bayou.

The scenic roadways will feature Seven Oaks Ranch Parkway, which will be a thoroughfare connection from SH288 at CR56 that transitions into McCoy Parkway, running through the development to SH6 at McCoy Road. Plans also include a 20+ acre regional park, three recreation centers with numerous neighborhood parks. A 20+ mile trail system along bayous, canals, easements and roads will connect schools, parks and recreation centers. Three Alvin ISD school sites are planned and several church and day care sites are available for development. Plans include a full range of lot sizes available from typical subdivision lots up to 2-acre estate lots suitable for equestrian uses. All home styles will be featured, including patio homes, garden homes, and townhome sections, with prices ranging from \$170's to \$1 million. Gromax estimates the projected taxable valuation will be \$1.1 billion at build out.

To learn more about Seven Oaks Ranch, visit www.sevenoaksranchtexas.com.