



CREEKSIDE

NEW HOMES STARTING IN THE HIGH \$200s





A SMART PLACE TO START—AND GROW

**WELCOME TO CREEKSIDE, A NEW
MASTER-PLANNED COMMUNITY IN THE
HEART OF ROYSE CITY, TEXAS—WHERE
FRIENDLY STREETS, GREAT SCHOOLS,
AND MODERN HOMES COME TOGETHER.**

Designed for families, first-time buyers, and anyone looking for room to grow, Creekside makes it easy to feel right at home. Whether you're growing your family, working from home, or ready to put down roots instead of renting, Creekside offers a place to begin a new chapter.



EVERYDAY AMENITIES RIGHT WHERE YOU LIVE

CREEKSIDE IS DESIGNED FOR THE
WAY PEOPLE WANT TO LIVE TODAY—
SIMPLE, CONNECTED, AND CLOSE TO
WHAT MATTERS MOST.

Where kids walk to school, neighbors gather at the playground, and evening walks and weekend routines happen right outside your door. With parks, trails, and family-friendly spaces woven throughout the neighborhood, Creekside offers a lifestyle that feels relaxed, welcoming, and easy to settle into.



Site plan is for conceptual purposes only and is subject to change without notice. Landscaping depicted is not to scale and may vary as to majority and number. All renderings are artists concepts. Prices, terms, features and availability are subject to change without notice. © Starwood Land 2025

AMENITY CENTER (COMING SOON) | RESORT-STYLE SWIMMING POOL
SPLASH PAD | PARKS & PLAYGROUNDS | DOG PARK
COMMUNITY TRAILS | ONSITE ELEMENTARY SCHOOL



ROCKWELL HOMES



UNION MAIN HOMES



WILLIAM
RYAN HOMES

HOMES THAT FIT YOUR NEEDS

**FLEXIBLE LAYOUTS. SMART FEATURES.
REAL VALUE.**

Creekside brings together a selection of trusted homebuilders offering modern, functional floor plans designed for today's lifestyles. Open-concept kitchens, flexible living spaces, and personalization options make it easy to choose a home that fits your needs now—and adapts as life changes.



**CREEKSIDE MAKES HOMEOWNERSHIP ATTAINABLE WITHOUT COMPROMISING
QUALITY OR COMFORT — HOMES STARTING IN THE HIGH \$200S**



HOMETOWN SPIRIT

WHERE COMFORT MEETS CONVENIENCE

Located in the northeast Dallas Metro area near I-30, Royse City blends small-town charm with modern convenience. Residents enjoy local shopping and dining along Main Street, nearby parks and open spaces, and easy access to Dallas, Rockwall, Frisco, and beyond. With strong schools, hometown pride, and room to grow, Royse City is a place people are proud to call home.



GREAT SCHOOLS, CLOSE TO HOME

Creekside is zoned to the highly regarded Royse City Independent School District known for strong academics, community involvement, and student success. Royse City ISD is unique because of the heritage, traditions and hometown appeal it offers. And best of all, Sara Moss Elementary is located right in the neighborhood meaning families can enjoy unmatched walkability and peace of mind.

ZONED SCHOOLS

**K-5 SARA MOSS
ELEMENTARY
SCHOOL**

Located within Creekside

**6-8 OUIDA BAILEY
MIDDLE SCHOOL**

**9-12 ROYSE CITY
HIGH SCHOOL**



MEET THE DEVELOPER

A Leader in Master-Planned Community Development

Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities in 11 states, and has generated almost \$4 Billion in residential land revenues. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood Land has invested more than \$1.8 Billion in superior residential communities throughout the United States.

In 2025 Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the Top Ten largest U.S. new home markets – Dallas, Houston and Austin. In 2025, for the third consecutive year, Starwood Land's Sunterra in Houston was the #1 selling community in Texas.



COME HOME TO CREEKSIDE

Tour model homes. Walk the neighborhood. Picture your future. Discover homeownership made easy.

**SCHEDULE YOUR VISIT TODAY &
FIND YOUR NEW HOME IN ROYSE CITY.**



CREEKSIDE



LEARN MORE AT [CREEKSIDEROYSECITY.COM](https://creeksideroysecity.com)

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