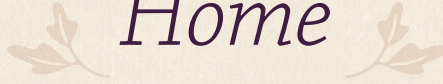


The  
Feel of  
*Home*



EVERLY



# EVERLY

## Home to Every Kind of Dream

If ever there was a planned community  
with a little of everything for everyone, it's Everly.

*Here, life can be wondrous.*



Stunning architecture  
from award-winning  
builders

Dreamy 45', 50' and 60'  
homesites



Walking trails lined  
with lush natural  
beauty

Hockley location  
honors deep Texas  
roots and celebrates  
a spirit of growth



Northwest of Houston,  
a balance of relaxed  
living and modern  
accessibility



A thriving amenity  
center with:

- A resort-style pool for  
soaking it all in
- A fitness center with  
state-of-the-art equipment
- Pickleball courts built for  
friendly competition
- An action-packed  
playground to thrill the  
little ones



Local schools  
with dedicated  
teachers and diverse  
extracurriculars



# Good Times Are Around Every Corner

Each amenity within Everly has been thoughtfully selected to help you achieve an infinite number of best-day-ever. Whatever you're in the mood for, your desirably balanced lifestyle awaits.

## GATHER

Looking to mingle? Our amenity center is the place to be for residents to enjoy a slate of fun rotating activities. And across the grassy event lawn, neighborly get-togethers abound, picnics are shared, and cartwheels are perfected.



## SPLASH

Summer lingers longer in Texas and when the sun is shining, there's no better place to be than by the pool with family and friends. Our resort-style pool is your place to cool off and bask in the good life.

## PLAY

Just minutes away from your new home is a plethora of play. Enjoy the timeless joy of swings, slides and a jungle gym in our community playground. Challenge a neighbor to a lively game on our pickleball courts.



## COMMUNE

You can't miss it: Natural beauty is everywhere in Everly. Walking trails wind through our community, inviting you to visit a favorite tree on a daily stroll. Green spaces are dotted throughout as well, providing tranquil moments of respite (and the perfect spot to devour a good book).

## SHAPE

Active, healthy lifestyles are built into the fabric of Everly. Outside, our community is refreshingly walkable. Inside, our fitness center's top-tier machines and equipment ensure every workout is as satisfyingly sweaty as you'd like it to be.



With 11 acres devoted to fun, some might call it a staycation.

*We call it life at Everly.*



# EVERLY



# Smart Opportunities Abound at Waller Independent School District

At WISD schools, your children will learn more than how to pass their next tests. They'll learn how to be successful adults, gathering the skillsets needed to earn a living and make their way in society.



It's a mission that starts with dedicated teachers and an exciting range of academic and extracurricular offerings. In fact, WISD excels in programs that will shape your child's world – from the physical challenges of athletic competitions to the stimulating learnings within robotics, fine arts and FFA. Once in high school, your child has extensive AP, dual credit, and career and technical education options to get a jump start on whatever's next.



## EVERLY

# Our Trio of Renowned Texas Builders

With expert partners like these, we're certain you'll find your perfect match right here in Everly.

## DREES CUSTOM HOMES

Thanks to four generations of expertise at the helm, Drees Custom Homes consistently delivers the kind of magic that makes a new home just right. You can count on strong craftsmanship, award-winning floor plans and continual innovation – all wrapped in good old-fashioned integrity of service.



Founded in 1928

*America's Best Builder*  
– Builder Magazine

*National Builder of the Year*  
– Professional Builder Magazine

## PERRY HOMES

We appreciate what Perry Homes brings to our community: a legacy of quality, dedicated customer care and beautifully built homes. You'll adore the blend of timeless style, modern technology, and spaces tailored to how you've always wanted to live. It's what makes each home truly special today and for generations to come.

Founded in 1967

*Best of Houzz: Design and Service*  
– Houzz, 2023

*Best Family-Owned Business Honoree*  
– Houston Business Journal, 2024



## WESTIN HOMES

Known for soaring, sophisticated design, Westin Homes' mission is to earn and keep homeowners' trust. This promise shows across every touchpoint: from elevated build quality and high-end features to one-on-one support and collaboration. With Westin, you'll always have a voice in your vision.



Founded in 1994

*Builder of the Year*  
– Greater Houston Builders Association, 2023

*Top 100 Builders in America*  
– Builder Magazine, 2024



The  
Master Plan  
at Everly

318 acres  
of natural beauty and  
stunning homesites

1,000 homes  
at close-out

Spacious  
45', 50' and 60' lots

Starting from  
the \$400s



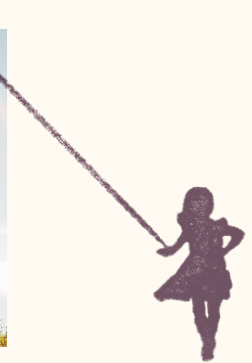
# EVERLY

# The Sweet Haven of Hockley, Texas

While downtown Houston bustles just 36 miles away, the peaceful suburban enclave of Hockley beckons. Sunsets stretch across open plains. Horses gallop and graze. And less than 22,000 warm, welcoming people call it home.

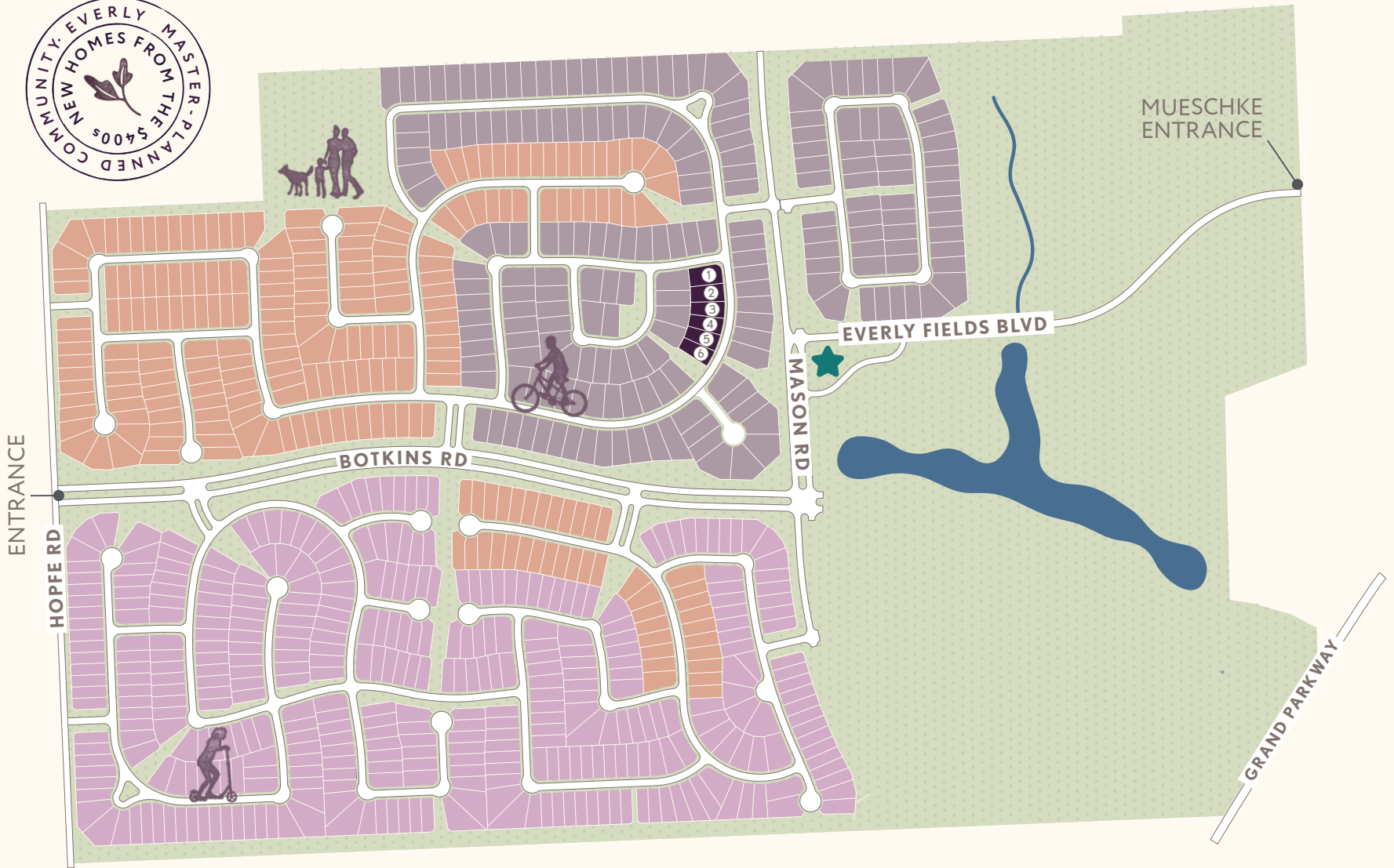


There's just enough here to keep you busy, exploring and satisfied – from farmer's markets and craft shops, to cozy cafés and write-home-about dining, to nature preserves and outdoor amusement centers. And with easy access to the Grand Parkway and Mueschke Road, plus proximity to major employment hubs, the best of every world is truly within reach.



## EVERLY

# Explore Away at Everly!



## HOMES

- 45' Homesites
- 50' Homesites
- 60' Homesites

## MODEL HOMES

- ① 60' Perry Homes
- ② 60' Drees Homes
- ③ 50' Westin Homes
- ④ 50' Perry Homes
- ⑤ 45' Perry Homes
- ⑥ 45' Drees Homes

## NEIGHBORHOOD

- ★ Recreation Center
- Waterway



# EVERLY

All subject to change without notice. 2026

# Designed With Purpose



Everly is the vision of Johnson Land Ventures (JLV), a division of Johnson Development Corporation. For more than 25 years, JLV has been creating inspired places to call home – communities designed for connection, comfort, and an elevated everyday life.



As part of the Johnson family of companies, JLV builds on a legacy of excellence that has made Johnson Development one of the nation's leading community developers. Guided by the belief that the very best communities celebrate life, JLV brings that same passion to every project, raising the bar with imaginative amenities, engaging resident experiences, and thoughtfully designed outdoor spaces that inspire connection, an active lifestyle, and a true sense of place.

## JLV'S GROWING PORTFOLIO

Includes some of the region's most beloved communities



AMIRA



BRIARLEY



CANDELA



EVERLY



NOLINA



SORELLA

This devotion to quality of life has been recognized countless times by industry leaders, including **29 awards for Developer of the Year.**

Here are just a few of the recent ones:



*Developer of the Year*

– Texas Association Of Builders, 2022, 2020



*Developer of the Year*

– Greater Houston Builders Association, 2022, 2018, 2015, 2013



*Developer of the Year*

– Houston Agent Magazine, 2024, 2023, 2020, 2019

To learn more about Johnson Land Ventures and Johnson Development, please check out [johnsondevelopment.com/johnson-land-ventures](https://johnsondevelopment.com/johnson-land-ventures).



# EVERLY

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