

Photos: What a 12-acre Crystal Lagoon in Texas City will look like (Video)

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Houston-based Land Tejas Cos. broke ground on its 12-acre Crystal Lagoon in the master-planned community Lago Mar in Texas City Nov. 15.

The manmade lagoon will be six times as big as the first Crystal Lagoon in Balmoral, another Land Tejas community northeast of Houston.

While the Balmoral lagoon is solely for residents of the community, the 12-acre version at Lago Mar will have a portion designated public access. Eventually, the Lago Mar lagoon will be surrounded by a 70-acre resort-style compound that could include retail, restaurants condos and townhomes.

“This is where it gets exciting,” Tim Johnson, director of community sales and marketing, told the Houston Business Journal in October. He envisions a waterfront boardwalk with retail and restaurants overlooking the lagoon that could host water shows and other events for visitors.

Land Tejas shared preliminary renderings of what the manmade lagoon and surrounding development could look like. Johnson said the photos and video are conceptual and subject to change.



The first phase will likely be ready by 2020, Jeff Sheehan, amenity development director with Land Tejas, told HBJ. Along with the lagoon, it will include a clubhouse for residents, a splash pad, white sand beaches and a floating dock to launch kayaks and paddleboards. Some parts of the lagoon will reach depths up to 10 feet.

While Land Tejas has funding locked down for the first \$15 million phase through its lending partner Trez Capital, it plans to work with commercial developers on the next phases, Johnson said. Land Tejas itself doesn't plan to venture into hotel, retail or restaurant development.

In 2017, Land Tejas bought the technology from Crystal Lagoons U.S. Corp. to create the first Crystal Lagoons in the Houston area. Land Tejas has another lagoon planned for another development, though it hasn't announced the location yet.

Lago Mar saw 208 new home starts during the 12-month period that ended in September 2018, ranking 27th among residential communities, according to housing research firm Metrostudy. Home prices start in the \$200,000s.

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