

More land added to master-planned community featuring Houston's first Crystal Lagoon



An aerial view of the completed Crystal Lagoon in Balmoral, the first such lagoon in Texas.



By [Jeff Jeffrey](#) – Reporter, Houston Business Journal
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The master-planned community featuring the Houston area's first Crystal Lagoon amenity is about to get even larger.

CBA Land Capital, a Houston-based, non-traditional lender for real estate development, announced May 8 that it has acquired 94 acres at Lakewood Pines Reserve, which will be used to expand the Balmoral master-planned community in Humble. The land acquisition was part of a specialty financing transaction with Houston-based [Land Tejas Cos.](#)

The terms of the transaction were not disclosed.

As of 2018, Balmoral spanned about 580 acres, [according to previous Houston Business Journal reporting](#).

CBA Land Capital's business involves offering master-planned community developers specialty financing, which allows them to secure land and lot positions for future development.

The deal in Balmoral will allow Land Tejas to reserve the land without affecting the company's ongoing projects, CBA Land Capital said. This marks the third transaction CBA Land Capital has completed this year.

"Even in the midst of the (state and local stay-at-home) orders and new social distancing measures, Land Tejas' Balmoral community continues to demonstrate strong home sales, and this next addition to the project is well-positioned to continue that success," said [Paul Connor](#), founder and President of CBA Land Capital.

Balmoral [was one of the top-performing master-planned communities in the country in 2019](#), according to Bethesda, Maryland-based RCLCO Real Estate Advisors and Irvine, California-based John Burns Real Estate Consulting. The community is located off North Sam Houston Parkway and Woodland Hills Drive in Humble.

Land Tejas has made a name for itself locally by adding Crystal Lagoons features to three of its master-planned communities.

In 2017, Land Tejas bought the technology from Crystal Lagoons U.S. Corp. to create [the Houston area's first Crystal Lagoon in Balmoral](#).

Crystal Lagoons are essentially man-made lakes surrounded by white sand beaches. Land Tejas uses Crystal Lagoons' proprietary construction methods and filtration systems to maintain the lagoon's signature turquoise color.

The company currently is working to open [its largest Crystal Lagoon yet in Texas City](#). The 12-acre lagoon will be located in Land Tejas' Lago Mar community.

In January, Land Tejas announced plans to build [the area's third Crystal Lagoon in its Sierra Vista master-planned community](#), which is located about 25 miles south of downtown Houston on Highway 288.

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<https://www.bizjournals.com/houston/news/2020/05/08/more-land-added-to-master-planned-community.html>