

# *Boerne Champion 46*





# EMBREY

Embrey Partners is a fully integrated real estate investment, development, construction and management firm focused on developing projects with exceptional design and creating maximum value for our partners. Embrey has earned a high degree of success and an impeccable reputation for its innovative design and high construction standards. Each new development is infused with a fresh, creative energy combined with the insights and solution-driven disciplines that the past 45+ years have taught us. From analytical site selection, to unique design, quality construction and focused marketing, Embrey ensures that each step of development is a defined and deliberate approach to success.

**45+**

Years in Business

**340+**

Team Members

**44,000+**

Multifamily Units Developed

**6,000,000+**

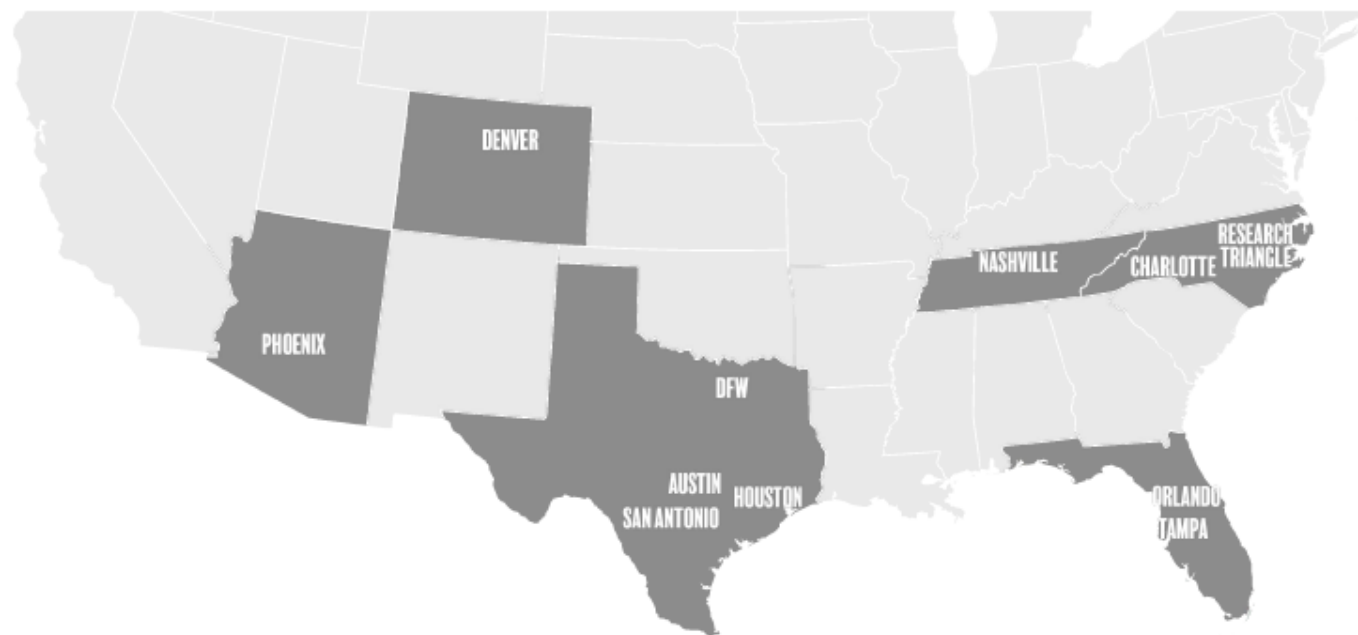
SF Commercial Developed

**3,000+**

Units Under Construction

**10,700+**

Units Under Management

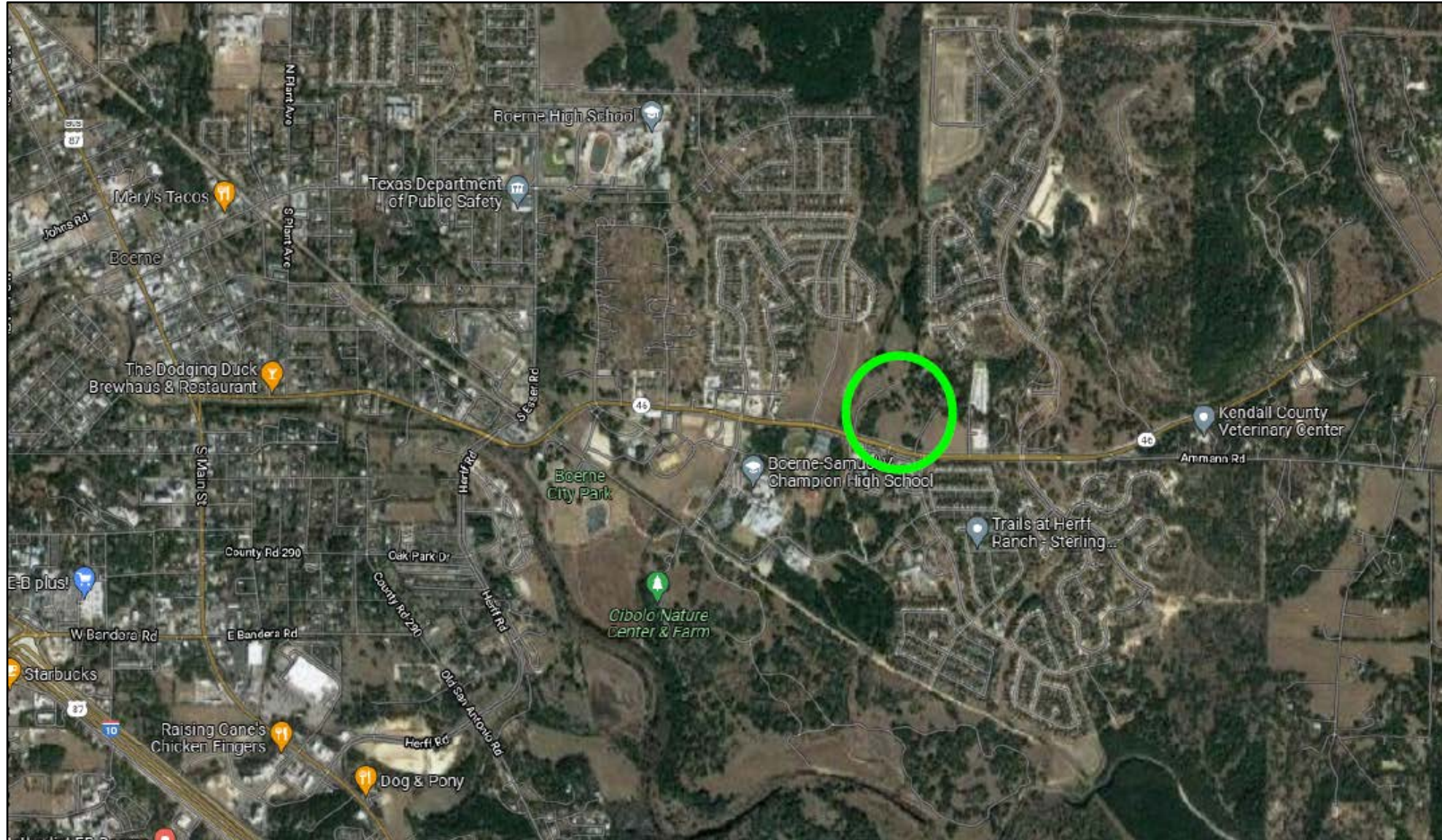


## Diverse Expertise

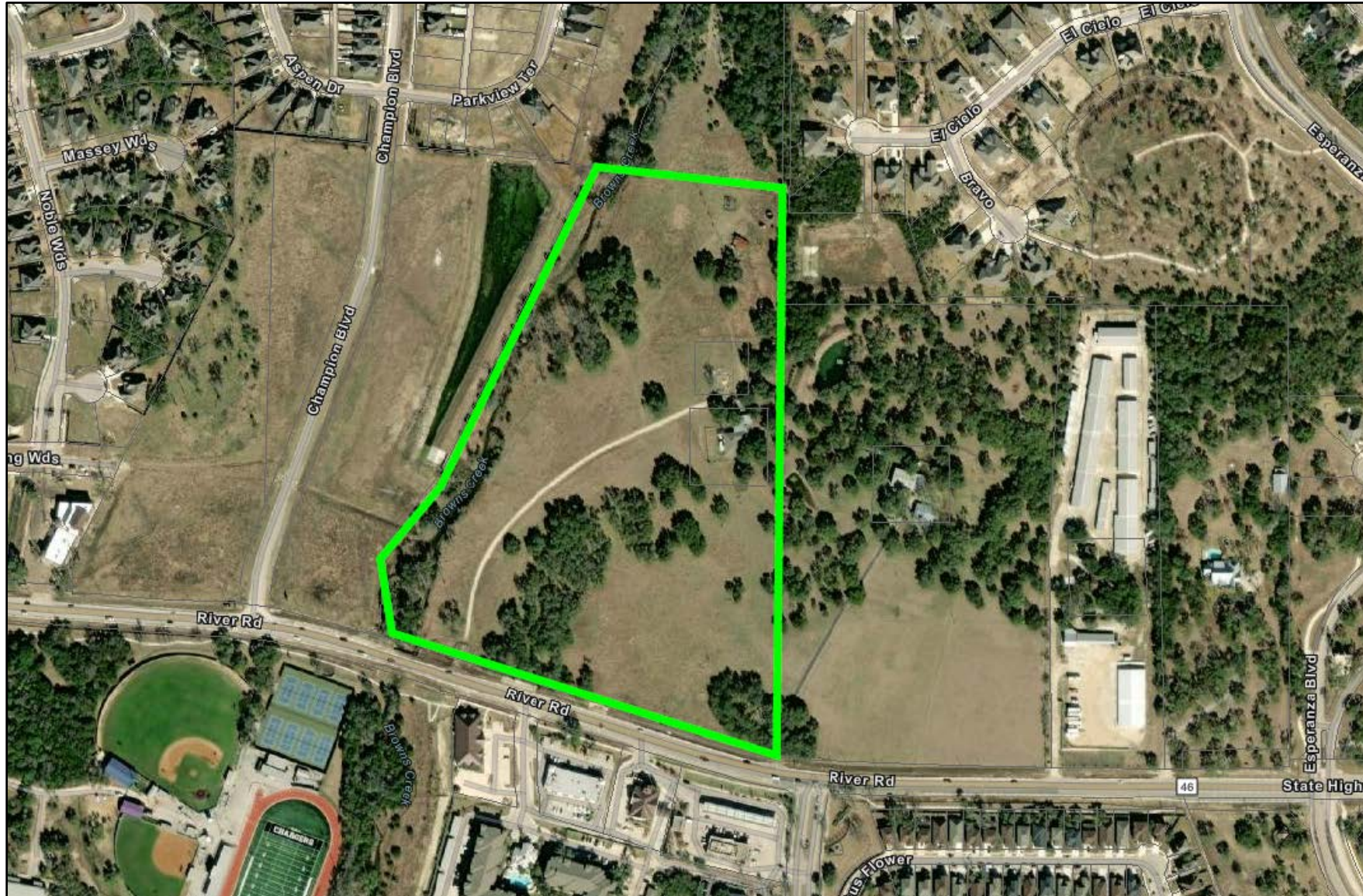
Founded in 1974 by Walter M. Embrey, Jr., the company and its principals and affiliates have cumulatively been involved in over 174 successful real estate projects throughout the country, focused primarily in the Sun Belt markets. These developments include over 44,000 multifamily units ranging from garden-style to mid-rise construction and over 6 million square feet of commercial space.



- 1650 River Road
- 27 acres
- Within the City's Extraterritorial Jurisdiction







## Request:

- Voluntary request for annexation
- Zoning request of Planned Development District Low Density Multi-Family Residential (PDD R4-L)
- The zoning will allow for detached, single-family for-rent units providing a transition between traditional single-family development and the undeveloped adjacent properties

## The project is a class A, single-family for-rent community including:

- Architectural Character / High Quality
- Low Density / Maximum Greenspace
- Neighborhood Feel
- Gated Community
- Individual Privacy
- Outdoor Living Space
- Front Porches
- 2 story
- Variety of Parking Options









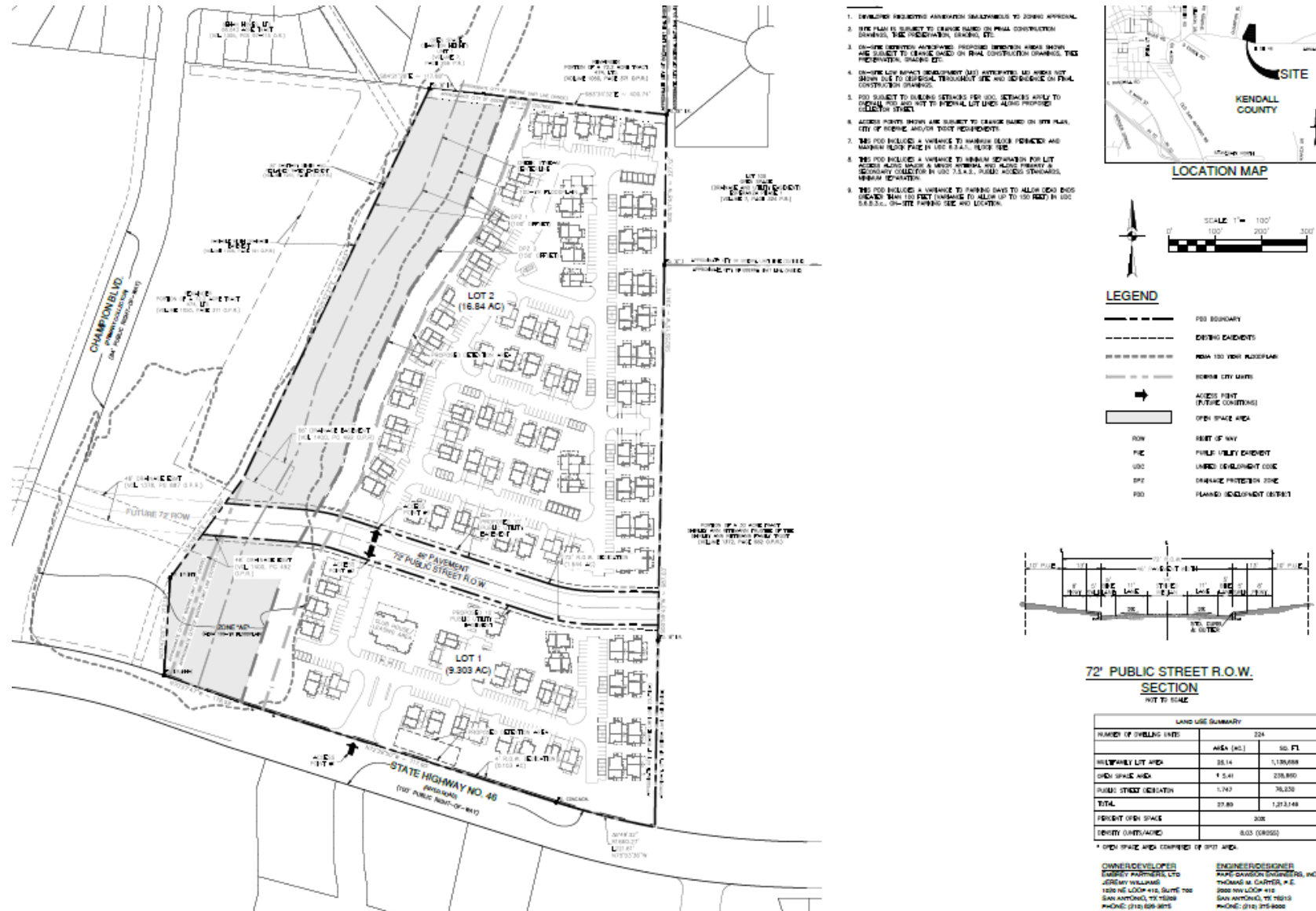




# Conceptual Site Plan

## Project

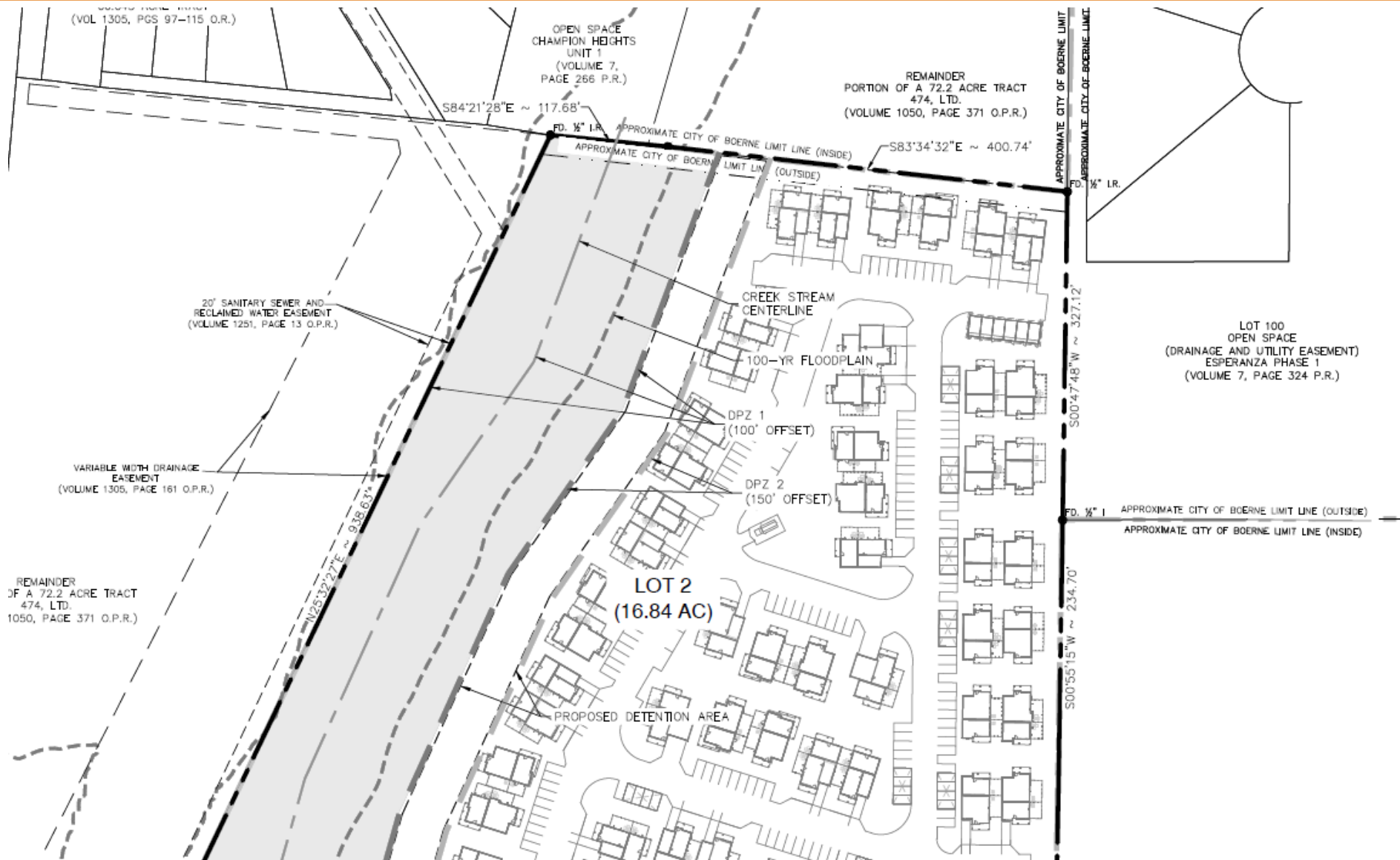
- 27 acres
- 224 units (apx. 8 units/acre)
- 1,000 avg SF
- 2 parking spaces per unit
- Individual Private Yards
- 5,000 SF Clubhouse
- On-Site Fitness Center
- Resort Style Pool
- Dog Park
- Community Management
- Open space







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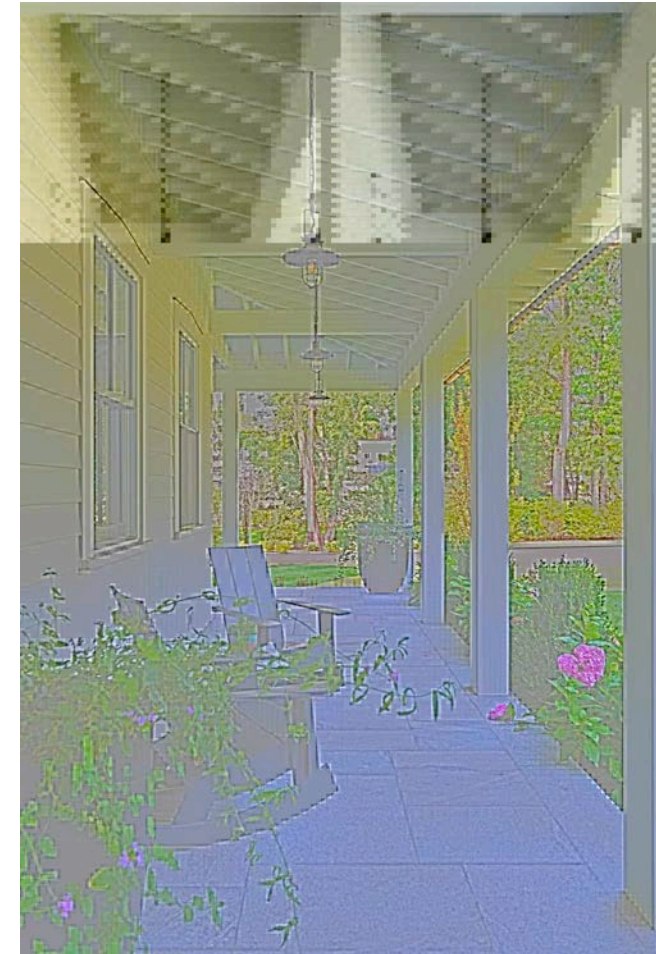
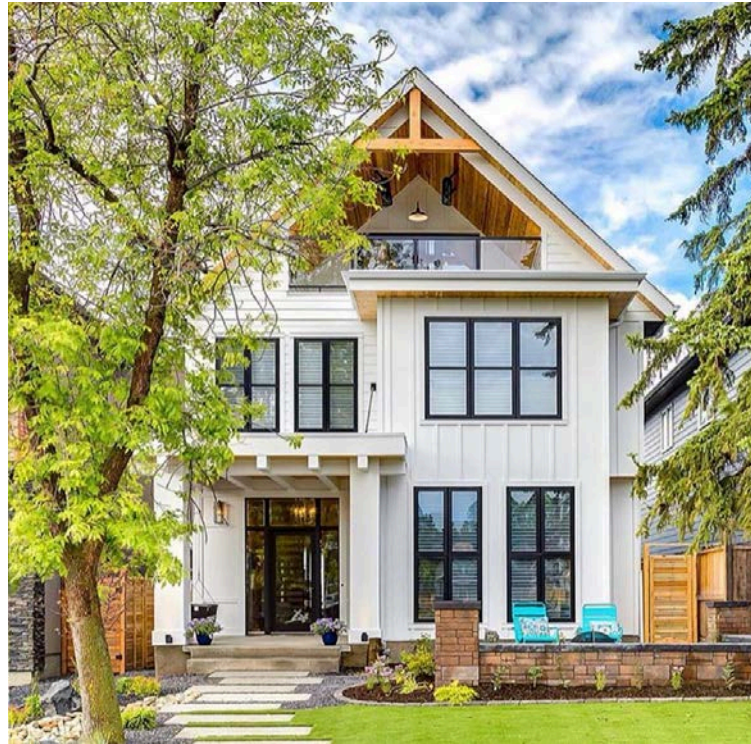


- Mixture of Vertical and Horizontal Siding
- Metal Roof Accents





- Warm Wood Accents
- Crisp Exteriors
- Simple Palette
- Livable Front Porch







- Low Maintenance Materials
- Mix of Soft and Hard Elements
- Turf w/ Hose Bib
- River Rock
- Space for seating, dog, grill













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