



Boerne Champion 46

This architectural rendering depicts a row of four modern townhomes. The buildings feature light-colored vertical siding and dark grey accents, including gables and window frames. Each unit has a two-story structure with a covered front porch. The central unit includes a two-car garage. The scene is set in a lush, green environment with trees and a clear blue sky with soft clouds. In the foreground, a person is riding a bicycle on the left, and a woman is walking a dog on the right. A silver car is parked in front of the third unit from the left. The overall atmosphere is bright and inviting, suggesting a high-quality residential development.



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+

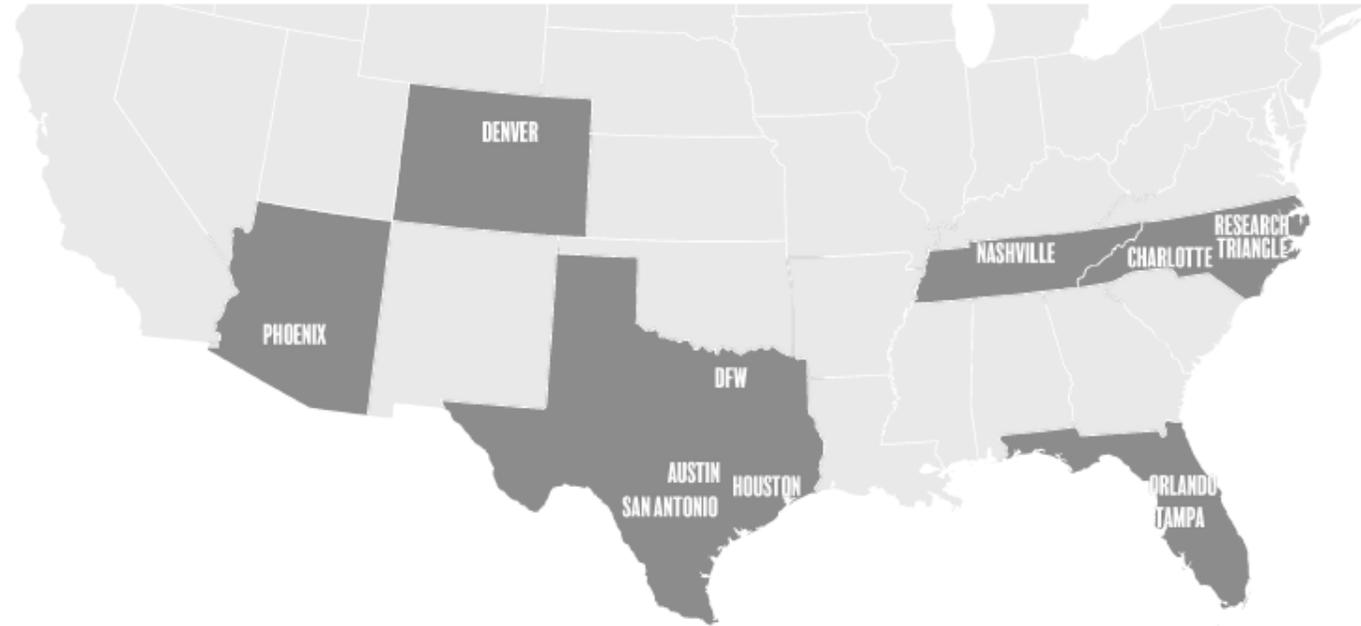
SF Commercial Developed

3,000+

Units Under Construction

10,700+

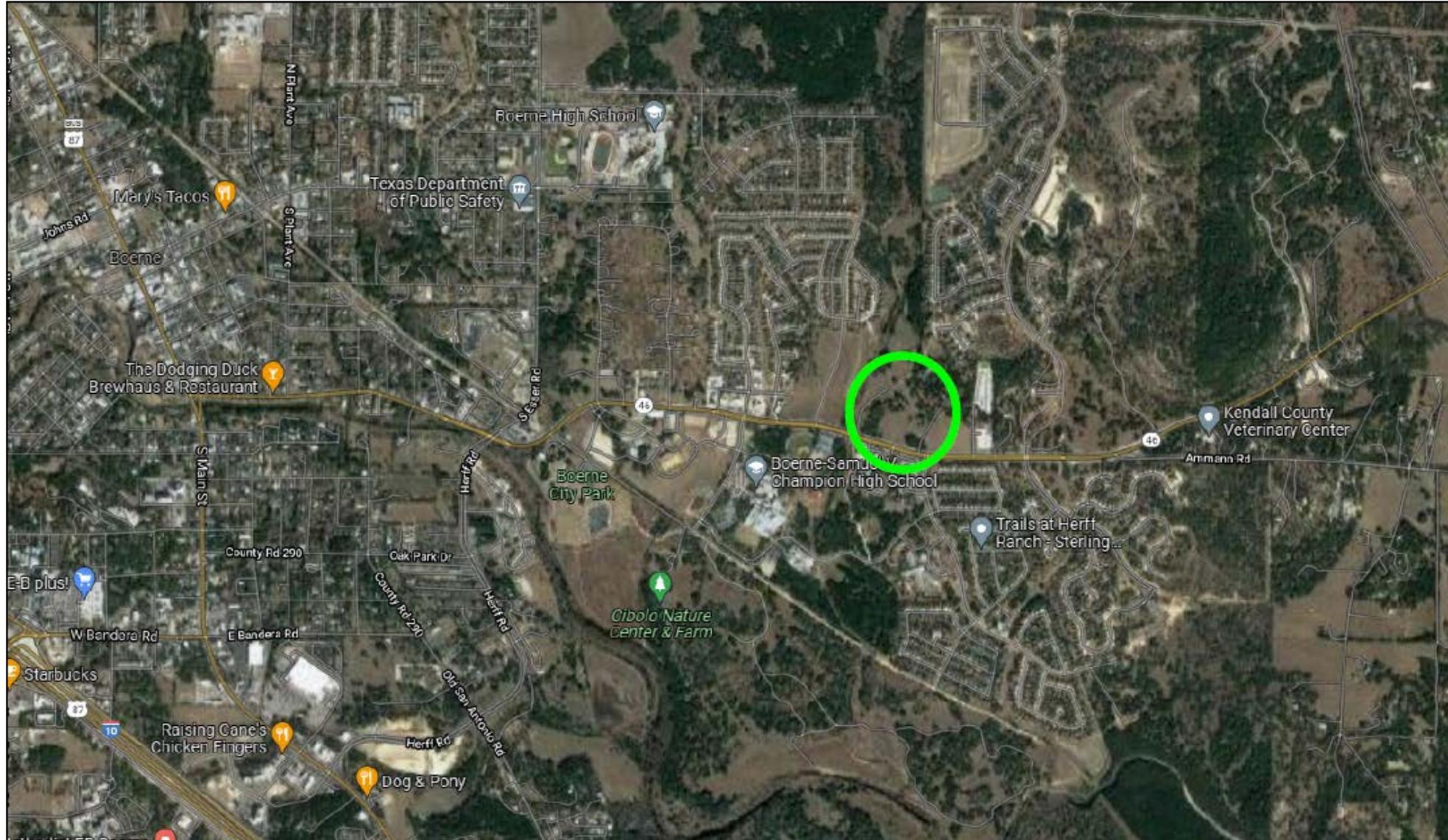
Units Under Management



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:

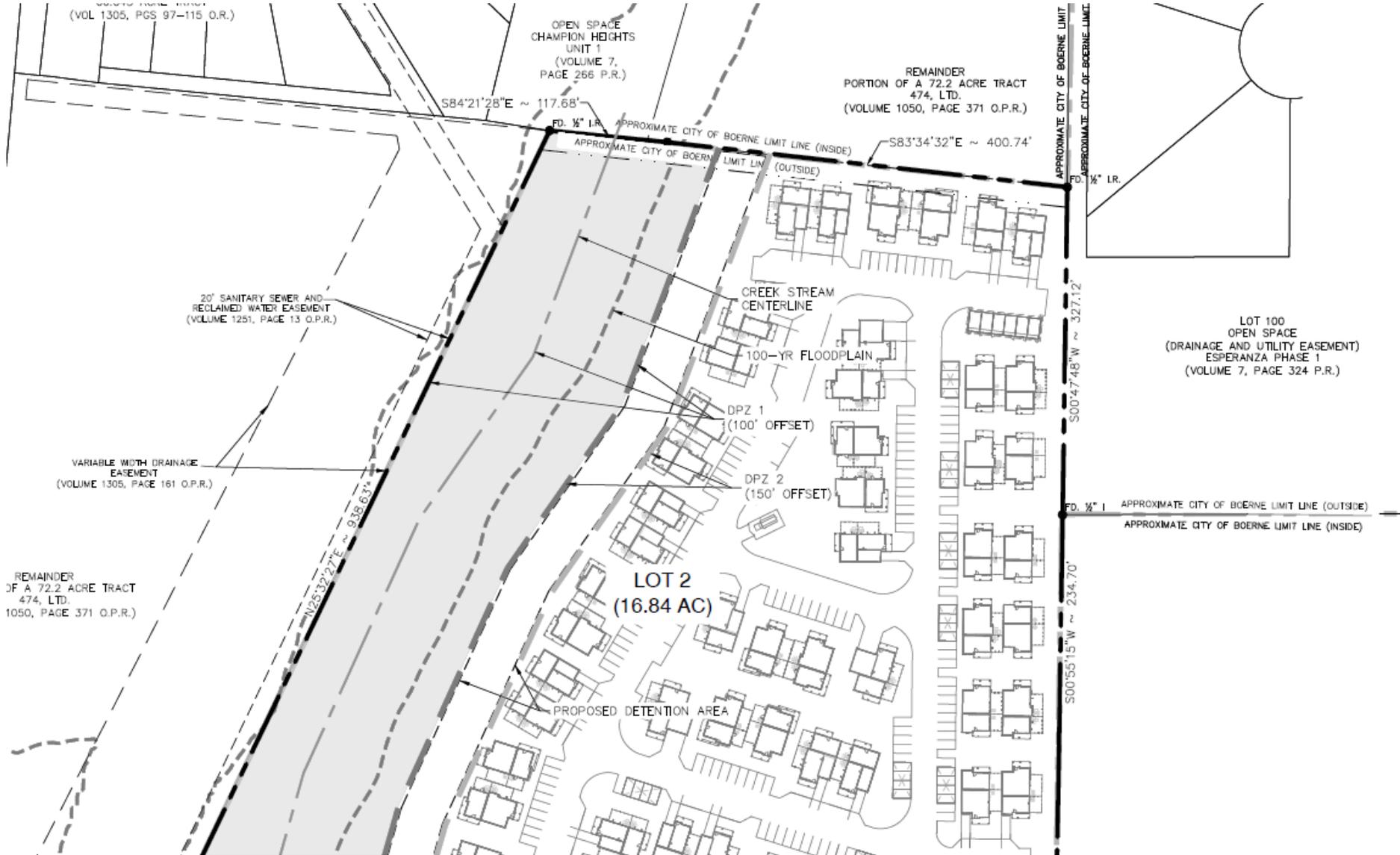
- Architectural Character / High Quality
- Low Density / Maximum Greenspace
- Neighborhood Feel
- Gated Community
- Individual Privacy
- Outdoor Living Space
- Front Porches
- 2 story
- Variety of Parking Options







EMBREY











- 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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