



EMBERLY

Live on the Bright Side

New Homes from
the \$200s-\$500s



A 933-acre master-planned community in flourishing Fort Bend County.

MASTER PLAN



-  **Future Amenity Village**
-  **Model Home Village**
Lennar
LGI Homes
Davidson Homes
DSL D Homes
Tricoast Homes
-  **Future Lamar Consolidated ISD School Site**
-  **Future Commercial**

Our Family of Builders



LENNAR

Lennar's commitment to quality, value and integrity has led to the company being one of the nation's top homebuilders.



LGI HOMES

LGI Homes believes in a better buying experience, including all upgrades at no additional cost with the CompleteHome Plus™ package.



DAVIDSON HOMES

From quality construction and materials to design personalization, Davidson Homes is committed to building beautiful, quality homes and being customer-focused.



DSL D HOMES

DSL D Homes' leading commitment is delivering outstanding value, service, and affordable quality to their customers in every home.



TRICOAST HOMES

Tricoast Homes knows that great homes come from great floor plans, and each plan is built with thought to quality, style and functionality.

About the Developer



2007
YEAR ESTABLISHED

44K+
LOTS SOLD

90+
COMMUNITIES

Since its inception in July 2007, Starwood Land has acquired more than 44,000 homesites in over 90 communities in 11 states and has developed and sold more than \$2.5 billion of residential land and homesites.

Look at the brighter side of life —
The future Amenity Village will offer
fun for everyone!

FUTURE AMENITY VILLAGE



- A Clubhouse
- B Courtyard
- C Shade Structures
- D Resort-Style Pool
- E Water Park/Splash Pad
- F Event Lawn/Town Square
- G Playground
- H Pickleball Court
- I Sand Volleyball Court
- J Dog Park
- K Hike/Bike Trails

FUN YEAR ROUND!

Designed to create a happier, healthier you, the amenities at Emberly help you look on the brighter side of life — a life filled with friendship, good times, and chances to get out and have fun.



- Resort-Style Pool & Waterpark
- Playground
- Hiking Trails
- Recreation Fields
- Dog Park
- Bocce Ball

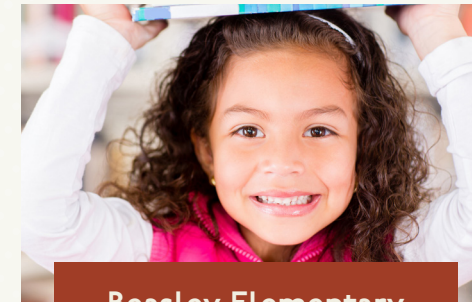
EMBERLY LIVING

Where friendships begin and memories are made. From happy hours to social clubs, egg hunts to Santa brunches and everything in between, check out the types of fun events you can be a part of when living in Emberly Texas!

- Happy Hours
- Brunch with Santa
- Easter Egg Hunt
- Fall Festive Fun
- July 4th Party
- Community Picnic



Lamar CISD – A Bright Future



Beasley Elementary

Kinder-5th

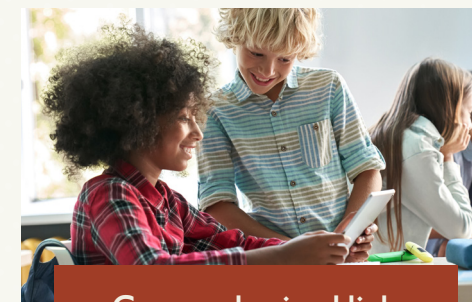
7511 Avenue J, Beasley, TX 77417
832-223-1100



Navarro Middle School

6th Grade

4700 Avenue N, Rosenberg, TX 77471
832-223-3700



George Junior High

7th-8th Grade

4601 Airport Ave, Rosenberg, TX 77471
832-223-3600



Terry High School

9th-12th Grade

5500 Avenue N, Rosenberg, TX 77471
832-223-3400

LAMAR CISD HIGHLIGHTS

- Fourth fastest growing district in the Houston area serving more than 42,000 students at 47 campuses throughout 15 municipalities. **More than 25 new campuses are projected to open over the next decade.**
- School campuses are designed with smaller enrollments to **provide more opportunities for students to assume leadership roles and participate in campus activities.**
- In 2022, LCISD was **one of only 10 districts with enrollments above 25,000 students to receive an A rating from the Texas Education Agency.***
- Niche ranks LCISD among **the top 100 annual list of Best School Districts in Texas.***

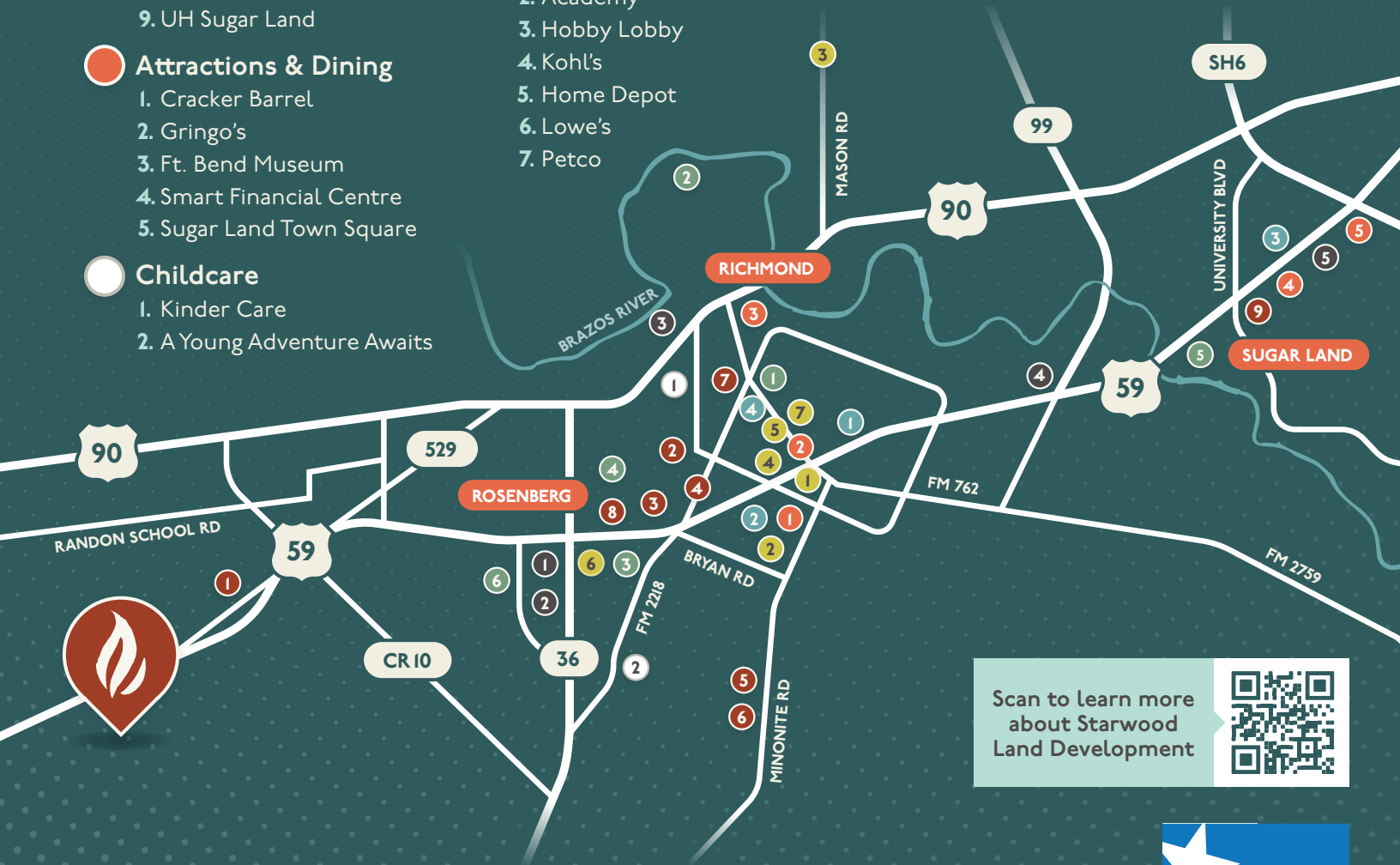
*Info pulled from Niche and Texas Education Agency websites. For the most up-to-date school zoning, please visit lcisd.org



EMBERLY

A great location off Highway 59 guides you to major employers and urban fun in Sugar Land, Richmond and Rosenberg. Children thrive at Lamar CISD schools.

- Schools**
 1. Beasley Elementary K-5
 2. Navarro Middle School 6
 3. George Jr. High School 7-8
 4. Terry High School 9-12
 5. Wright Jr. High School 6-8
 6. Randle High School 9-12
 7. Wharton Co. Jr. College
 8. Texas State Technical College
 9. UH Sugar Land
- Attractions & Dining**
 1. Cracker Barrel
 2. Gringo's
 3. Ft. Bend Museum
 4. Smart Financial Centre
 5. Sugar Land Town Square
- Childcare**
 1. Kinder Care
 2. A Young Adventure Awaits
- Grocery**
 1. HEB
 2. Kroger
 3. Costco
 4. Walmart
- Shopping**
 1. Brazos Town Center
 2. Academy
 3. Hobby Lobby
 4. Kohl's
 5. Home Depot
 6. Lowe's
 7. Petco
- Parks & Recreation**
 1. Ft. Bend Co. Library
 2. George Park
 3. Seabourne Creek Sports Complex & Nature Park
 4. Rosenberg Parks & Recreation
 5. Brazos River Park
 6. Ft. Bend Co. Fairgrounds
- Hospitals**
 1. SRM Urgent Care
 2. Ft. Bend Co. ER
 3. Oakbend Hospital
 4. Memorial Herman
 5. Houston Methodist



Scan to learn more about Starwood Land Development



* Prices and availability subject to change without notice. 10/24



EMBERLYTEXAS.COM

