



EMBERLY

Live on the
**BRIGHT
SIDE**

New Homes High \$200s-\$500s

A STARWOOD LAND COMMUNITY

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

MASTER PLAN



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.



D.R. HORTON

D.R. Horton features spacious open floor plans and integrated smart home technology, delivering quality homes to families across the country.



CASTLEROCK

More than 16,000 families have placed their trust in CastleRock to build safe, high-quality homes with you and your family's well-being in mind.



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

50K+
LOTS SOLD

100+
COMMUNITIES



Since its inception in July 2007, Starwood Land has sold more than 50,000 homesites in over 100 communities in 11 states, and has generated almost \$4 Billion in residential land revenues. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood Land has invested more than \$1.8 Billion in superior residential communities throughout the United States.

In 2025 Starwood Land acquired 11 master-planned communities comprising more than 16,000 homesites and 600 acres of commercial property in three of the Top Ten largest U.S. new home markets – Dallas, Houston and Austin. In 2025, for the third consecutive year, Starwood Land's Sunterra in Houston is the #1 selling community in Texas.

Small Town Big Fun — Designed to create a life filled with friendships, good times, and amazing adventures, the Amenity Village offers fun for all ages.

THE HAVEN AMENITY VILLAGE



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!

FUN YEAR-ROUND

Planned by our on-site Lifestyle Director

- 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](https://www.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. H-E-B
 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. 8/25



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