

B U S I N E S S

Esperanza developer presents Phase One

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Several dozen local Realtors gathered at Boerne's Keller Williams Realty office Wednesday morning to learn about Phase One of the gated master-planned community from Esperanza engineer and developer, Mike Siefert.

"To boil it down, we're trying to deliver all of the components valued in a typical subdivision while paying respects to and fitting in with Boerne," Siefert said of the 1243-acre site currently under construction. "We want to blend in."

"A true master-planned community - and we are going to deliver the first one in Boerne - will have onsite schools," Siefert said, noting that Esperanza has allocated 36 acres on which the Boerne Independent School District has plans to eventually build both an elementary school and a middle school.

"Immediately adjacent to the school site is a 22-acre park," Siefert said and displayed renderings of the recreation and community center,

as well as 15 miles of trails on 318 acres of open space throughout the development.

"That's 25 percent of the space that's effectively going to be left as open space," Siefert said.

Thirty-five commercial acres and a fire station will round out the master plan, Siefert said.

A "grand mission-style tower" will be featured at the entrance - inspired by St. Peter the Apostle Catholic Church - built out of old gathered fieldstones from little knee-walls all over the property. That will result in "a weathered, really indigenous-looking structure," Siefert said.

The developer also said that all of the involved builders will utilize Texas Hill Country-inspired architecture. Specifically, each home will feature 100 percent masonry, lower-roof pitches and earth-tone colors. Wood fences will not be allowed, rather living fences of Texas shrubs will mark off property lines.

Model homes for the subdivision are currently rising and expected to be available for viewing soon.

JoBeth Simpson of Keller Williams said she is looking forward to



Esperanza engineer and developer Mike Siefert presented Phase One plans for the gated master-planned community to Keller Williams Realtors on Wednesday.

Star photo by Elena Tucker

the new subdivision.

"We're real excited about this community coming here," she said

referring to the development with which the realty firm has landed an exclusive brokerage arrangement.

"Just the fact that it's going to be done at a higher level - it's a good opportunity for everyone here."