



# THE METROPOLITAN BUILDER

Greater Houston Edition

[themetropolitanbuilder.com](http://themetropolitanbuilder.com)



Corey Boyer,  
A Man With Long-Term Vision





# Corey Boyer, A Man With Long-Term Vision

By Mary Lynn Mabray, ASID

When developers talk about “vision,” often that vision might include their current project and the one to follow. Not Corey Boyer. When he mentions “vision,” he really means long-term vision, twenty or thirty years from now. J.P. Morgan, the successful American financier of the Gilded Age, often referred to as the Victorian era, once said, “Go as far as you can see. When you get there, you’ll be able to see further”.

That is certainly true in Corey’s case. Ten years ago, Corey was a general contractor, working on his own rehabbing houses and renting those properties to people who needed them. He knew he could do more than only rehab homes. He began to think about the housing market in terms of “need.” That is the key to understanding “Vision.” There

must be a need. Where there is a need, there is exponential room for growth.

At first NC4L, LLC focused on home building and continues to build spec and high-end, technology-loaded custom residences in the 1.3-million-dollar range with a square footage of approximately 4200 square feet. Most of these homes are an open plan contemporary style. They are bold and beautiful and meant for families as most are four and five-bedrooms with separate family areas and loaded with adequate storage.

Corey grew up in a small Missouri town with nearly 1,000 people. Everyone knew everyone. I think that accounts for Corey’s open, friendly, personable nature. He looks for the



best in people, and when he finds them, they become part of his professional family of sub-contractors, employees, and financial contacts. From the first meeting, it becomes a working partnership of sorts.

He graduated from the University of Missouri with a BS in personal financial planning and made the leap to move to Texas, first to Dallas, and finally settled in Houston, where he recognized the for-quality housing at affordable costs. That's how his long-term "vision" began...a need for hard-working people to afford a place to hang their hats and call home.

Need equals long-term vision. That is how his company NC4L, LLC began with the focus on buying smaller parcels outside the Houston market that would eventually become a development that people in that area needed.

His first purchase was a 13-acre tract in Baytown. A nice parcel of land, surrounded by a lovely long-time residential neighborhood, will be used as a single-family residential development with 51 homesites.

Corey is excited about a new project in Santa Fe, Texas. It will consist of 137 one, two-and three-bedroom apartments. There has not been a development of this caliber and style in that area for over 20 years. Citizens will have the

opportunity to experience first-class living amenities and security. Pet lovers will also be happy to know there will be a Dog Park for residents only.

There is a definite focus on "security." The property will be surrounded by trees, a security fence, and a camera-monitored gate designed only to allow residents access. Each apartment will come equipped with a personal app-driven key. The high-tech key will provide residents only access to a community room and the fitness area. Another feature will be Electric Vehicles charging sites for the convenience of residents. It was designed by Alex Garcia of Garcia Architects, who has over 20 years of experience in multi-family design.

Corey is also extremely excited about the new Santa Fe Senior Living Community. This development is designed to allow family members to comfortably age in one location that can and will address their needs, whether that be independent living, Assisted Living or Memory Care. There will be a total of 175 units featuring a variety of floor plans and great amenities that include walking trails, a community garden, a dog park, two dining areas, courtyards, a salon, and fitness areas. This will be the first \$24+ million facility of its kind in Galveston County. Construction is scheduled to begin in the 3rd Quarter of 2023 and will be completed in phases. Silver Point Senior









**Renderings of FM 646 Apartments, Santa Fe Texas, Top Left - Aerial View, Center Left - Courtyard, Bottom Left - Fitness Center, Top Right - Buildings, Center Right - Clubhouse Front, Bottom Right - Clubhouse Rear**



**Aerial view of future Kings Oak Village**

Living from New Braunfels will operate this licensed community. It is being designed by Pi Architects from Austin.

NC4L, LLC will shortly become Development of Texas. It will continue to specialize in acquisition and investment solutions to add value and vision to communities in Texas. Facebook followers will be able to be a part of this industrious developer's vision as he takes viewers



behind the scenes to show the development process from beginning to end.

It will be a fascinating look at the good, the bad, and the ugly sides of a developer's projects and life.

*Currently, people can follow Corey on Facebook under Development of Texas, formerly NC4L.*

*The company's website address is*

*[www.developmentoftexas.com](http://www.developmentoftexas.com)*

*To speak with Corey personally, email*

*[corey@developmentoftexas.com](mailto:corey@developmentoftexas.com)*



# When your name is on the line look to the most recommended custom flooring company in Houston



**We are a one stop shop, offering you a wide selection in  
High Quality flooring from extremely high-end to nicely  
affordable and cater to all styles & all budgets.**



- Wood flooring • Carpet
- Vinyl flooring • Gym flooring
- Tile • Countertops
- Cabinets

**713-895-7562 Office • [richard@ifhouston.com](mailto:richard@ifhouston.com) • [www.ifhouston.com](http://www.ifhouston.com)**