



# Chapel Knox

Faith. Family. Development.



## **Chapel Knox Development**

### **Strategic Real Estate Development Advisory & Master Planned Community Consulting**

Chapel Knox Development provides high-level strategic advisory services for developers, landowners, builders, and investment groups seeking to create, position, and execute successful master planned communities and large-scale land development projects. Led by Mike Miller, Chapel Knox combines institutional-grade development experience with entrepreneurial execution, helping projects move from vision to reality while maximizing long-term value creation.

### **About Mike Miller**

Mike Miller brings a unique blend of master planned community development, land planning, public-private partnerships, builder strategy, and placemaking expertise developed across more than 4,000 lots and 23 developed projects. His experience spans acquisitions, entitlements, infrastructure strategy, builder negotiations, commercial positioning, HOA formation, lifestyle programming, and long-term community operations.

Mike's background includes leadership roles on nationally recognized communities and commercial mixed-use projects, including:

- The Groves
- Austin Point
- 3,000+ Acre MPC in Montgomery County
- Young Ranch
- Harper's Preserve
- Avalon communities
- Moxie
- Canvas

Career highlights include:

- 5,000+ lots developed
  - \$250M+ in lot sales revenue
  - \$35M+ in commercial sales revenue
  - Managed #52 Ranked MPC in The Groves – Nationally Recognized and Awarded
  - Launched Largest MPC in Fort Bend County in 30+ Years – Austin Point
  - H-E-B anchored mixed-use and retail execution
  - School district partnerships and school site coordination
  - Extensive public finance and municipal coordination experience
  - Been involved in over 10 charrette processes ranging from launching MPC's, recalibration phase over phase, visioning the mixed-use portion of the community, etc.
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## **Core Services**

### **Development Strategy & Entitlements**

Chapel Knox helps projects establish the right framework from the beginning to avoid costly redesigns, entitlement delays, and infrastructure inefficiencies later in the process.

#### **Services Include:**

- Entitlements and municipal strategy
  - Development Agreements (DA's)
  - Strategic Partnership Agreements
  - Public/private partnership coordination
  - Political and stakeholder relationship management
  - Public finance vehicle coordination and strategies
  - Infrastructure strategy and phasing
  - Engineering feedback and development optimization
  - Land planning coordination
  - Maximization of usable land and yield analysis
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### **Master Planned Community Visioning & Positioning**

Great communities are more than lot layouts. Chapel Knox helps establish the identity, narrative, and long-term positioning that differentiates projects in increasingly competitive markets.

#### **Services Include:**

- Community visioning and charrettes
  - Branding and placemaking strategy
  - Product segmentation and positioning
  - Amenity strategy and programming
  - Commercial visioning
  - Community storytelling
  - Lifestyle and activation concepts
  - Long-term operational planning
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### **Builder Strategy & Relationships**

Chapel Knox provides builder-facing expertise developed through years of negotiating, positioning, and launching successful builder programs.

**Services Include:**

- Builder recruitment strategy
  - Builder presentations and opportunity packages
  - Builder LOI and contract coordination
  - Pod strategy and lot segmentation
  - Builder relations management
  - Market positioning and product alignment
  - Builder due diligence support
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**Commercial & Mixed-Use Strategy**

Successful communities require more than rooftops. Chapel Knox assists with the positioning and visioning of commercial and mixed-use components designed to create long-term identity and value.

**Experience Includes:**

- H-E-B anchored retail
  - Mixed-use lifestyle centers
  - Multifamily coordination
  - School partnerships
  - Church and institutional users
  - Retail positioning strategy
  - Corporate and employment discussions
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**Investor, Banking & Operational Support**

Chapel Knox can assist groups needing institutional-quality materials and strategic support for financing, investor presentations, and operational implementation.

**Services Include:**

- Investor presentation packages
  - Bank financing coordination
  - Fee Development
  - Development execution support
  - HOA setup and operational guidance
  - MPC operational team structuring
  - Project management coordination
  - MUD reimbursement coordination
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### **Select Experience & Work Product Examples**

Sample work products and development materials can be provided upon request.

Additional videos and project materials are available through Mike Miller's LinkedIn profile: [Here](#)

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### **Industry Leadership & Affiliations**

Mike Miller remains actively engaged in the real estate development industry through leadership and advisory roles including:

- Urban Land Institute Community Development Council Chair (Green)
  - Urban Land Institute NEXT
  - Development Industry Advisory Council – Texas A&M
  - Greater Houston Builders Association
  - John Burns Real Estate Consulting Housing Leadership Programs
  - North Houston Association Development Trends Committee Chair
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### **Chapel Knox Development**

Chapel Knox Development exists to help create authentic, financially successful, and enduring communities by combining strategic vision, market positioning, operational expertise, and real-world development execution.

Whether supporting a project during early land strategy, builder negotiations, entitlement coordination, community branding, or long-term operational planning, Chapel Knox brings a developer's mindset focused on maximizing value while creating places people genuinely connect with.

