

Builder/Architect

ZK Homes

The New Generation of Patio and
Townhome Builders Is Making
Luxury the Standard



The New Generation of Patio and Townhome Builders Is Making Luxury the Standard

By Carolyn Harrell

Partners Lee Zieben and John Kirksey Jr. have a competitive advantage in the local building community — strong local family names with experience in Houston-area development

To make entertaining and transitioning into the next phase of life more enjoyable, award-winning ZK Homes offer features such as wine rooms, elevator closets and other lifestyle-oriented options.

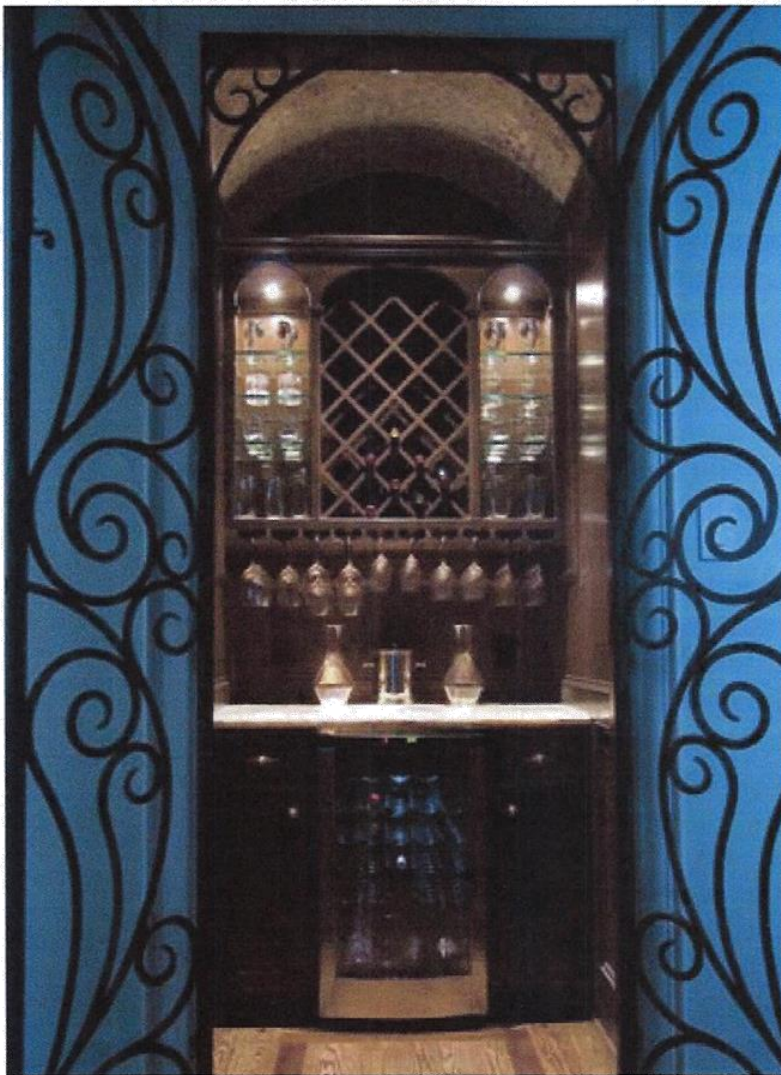
and real estate. However, the two aren't relying on those surnames. The newest generation is making their own mark in society through the rapid growth and success of company

ZK Homes and their sister company, Zieben Kirksey Development.

Zieben and Kirksey made the decision to pursue careers in the home building business based on these roots in real estate and the strong passion for creating and adding distinct value through “tangible design” that they both share.

ZK Homes focuses on developing high-end urban gated communities with a high density of patio and townhomes. The company is unique in that they develop and build exclusively in their own communities. Zieben and Kirksey

Zieben and Kirksey create an entire lifestyle for the home buyer, using extensive recreational amenities, appealing streetscapes, attractive landscaping and preserved natural features to increase the value of the homes. The communities also include amenities like walking trails, dog parks, gathering areas, community parks and water features.





Professional cooktops, elegant marble countertops and rich wooden cabinets that extend to the ceiling, illustrate the reason this beautiful home is a recent award winner.

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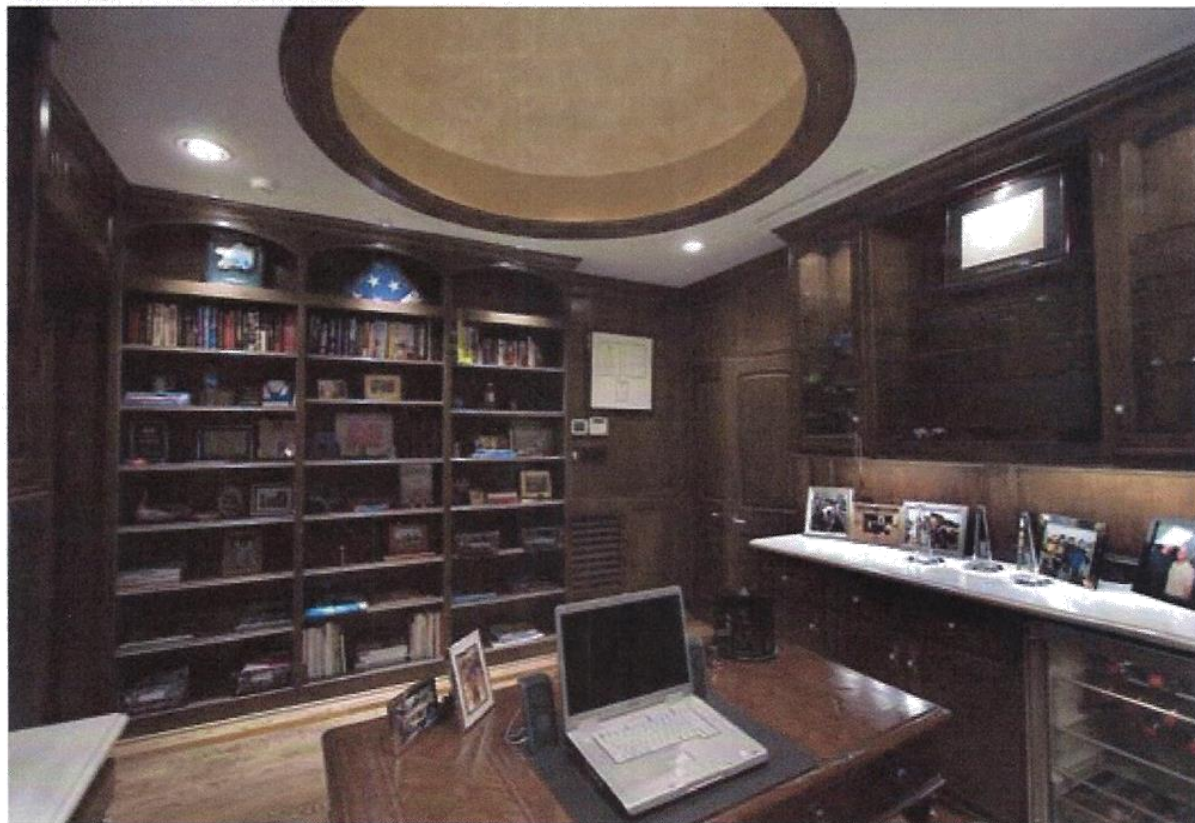
ZK HOMES OFFERS THE COMPLETE EXPERIENCE IN CUSTOM-DESIGNED COMMUNITIES

With a tag line "Luxury is standard," ZK Homes has proved itself as a rare gem in the building of semi-custom homes. The standards in these homes include options that most builders up-charge for. They want to ensure that their homeowners will receive a home that is reflective of the show home and the elements that they view when tour-

ing other homes in the community.

The communities and homes that ZK Homes design and build are intended for modern-day living and lifestyles. They

Located off of the master bedroom, this gorgeous study is adorned with cabinetry, detailing a convenient beverage center refrigerator and an exquisite domed ceiling with faux finishing.



offer tasteful architecture, functional amenities, quality finishes and floor plans that are designed and built for the various target markets, mostly empty nesters and young professionals.

The talents and abilities of the professional service providers they contract with play a vital role in adding to the overall structural integrity of each ZK constructed home. The engineer completes an inspection prior to and upon completion of every critical structural phase. The use of technology is prevalent in the design and building process of ZK Homes. PDAs, wireless card-enabled laptops and online portals for suppliers and homeowners allow for better control and to “document the entire process through electronic communication and processes.”

These efforts demonstrate the care and personal attention

that the employees and contractors associated with ZK Homes put into the building process. Zieben and Kirksey say that they



The master bedroom in this award-winning ZK Homes home is a magnificent retreat for the homeowner, beginning with the plush carpet and surround sound to help relaxation at the end of a long day. The recessed lighting with coffers and detailed ceiling pull the room together with a polished finish.

A beautiful master bathroom can be the relaxing oasis, as illustrated in this stunning ZK Homes home. A steam shower surrounded by striking natural limestone and a plasma television in the corner add to the feeling of luxury.





The above photo clearly shows why this home was named Best Custom Home Front Elevation in Houston. Its Mediterranean style, with distinct features, including balconies with decorative wrought iron, hanging gas lamps, solid-wood beam columns at the front door and unique stucco and stone details, give this home a sensation of warmth and luxury.

are extremely proud of what they do and, in turn, build their homes as they would want to live in them.

They do, however, both put countless hours and tremendous energy into each project to ensure the success and growth of the business. The two have made many great sacrifices, but their passion for custom-home building makes it all worthwhile.

SEVERAL COMMUNITIES IN THE BELLAIRE AND SUGAR LAND AREAS GIVE HOME BUYERS OPTIONS

Specializing in patio and townhomes, ZK Homes home are currently built or under construction in the communities of Pine Ridge Villas at Bellaire, Enclave at Bellaire and Enclave at Lake Pointe.

The newest venture for Zieben and Kirksey is the Enclave at Lake Pointe community, located in the Sugar Land area. The gated community will contain 100 Mediterranean-style patios and townhomes, many of which will be waterfront homes, priced from the \$500s to the low \$700s.

Kirksey says, "This project represents infill development

Each ZK Homes home is energy efficient and incorporates products and materials that reduce the negative impact on the environment while still maintaining a beautiful design and creating a high quality of life for the homeowner.

in Sugar Land — a turning point for a suburban city gone metropolitan." The high-end homes will be constructed on the northwestern peninsula of Lake Pointe Town Center at State Highway 6 and U.S. Highway 59.

"While other patio-styled homes exist within specific planned developments in Sugar Land, none have consisted of such a high-end, semi-custom product," says Zieben.

ZK HOMES IS WORKING TOWARDS ACHIEVING THE ESTEEMED 'GREEN BUILDER' DESIGNATION

Each ZK Homes home is energy efficient and incorporates products and materials that reduce the negative impact on

the environment while still maintaining a beautiful design and creating a high quality of life for the homeowner. The ZK green emblem they have created appears on each feature or building technique designed with the environment in mind.

Zieben and Kirksey are looking forward to attaining the designation of "green builder" and are currently working with industry and regulatory experts, including the Greater Houston Builders Association, Green Building Coalition, the U.S. Department of Energy's joint program with the Environmental Protection Agency, the Energy Star program and the U.S. Department of Energy's Building America program.

The green-building trend is gaining popularity and practicality as society becomes more environmentally conscious and demanding. While many other builders are looking at this trend as an area of interest, Zieben and Kirksey say that they are excited about this change and embrace the opportunity to make their homes and product better for the society and the environment around it.

ZIEBEN AND KIRKSEY ARE QUICKLY GAINING RESPECT AND GROWTH AS NEW HOME BUILDERS

In their short three-year history, ZK Homes has already received numerous Prism Awards, including Patio/Garden Home of the Year, Product Design of the Year for homes in the \$400,000 to \$600,000 range and Best Custom Elevation

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Business partners John Kirksey and Lee Zieben take a moment to enjoy the ground breaking of their newest and largest project, Enclave at Lake Pointe. The 100-home community is located in Sugar Land, approximately a mile from the town center. Prices range from \$500,000 to \$700,000, with more than half of the homes labeled as waterfront properties.

for homes in the \$400,000 to \$600,000 range. The company has already been featured in the *Houston Chronicle* and *Houston Business Journal* four times.

ZK Homes is comprised of an eight-person team, including Zieben and Kirksey, two construction managers and an assistant construction manager, a purchasing manager, an accounting manager and an IT manager. The sales staff guides the home buyer through the plans and design process. At the completion of each home, a representative of the company personally walks the home buyer through the home to list items that require attention and prepare for closing.

Planning for the future of this rapidly growing company includes reaching a comfortable volume of homes where quality is not sacrificed, while continually developing and constructing gated communities within the Greater Houston area. With strong roots in the area, Zieben and Kirksey feel proud to be in their hometown, both living and building in the great neighborhoods of Houston. They feel that it is the obligation of ZK Homes to build a solid product that adds value to society as a whole and will stand the test of time.

For more information about ZK Homes, call (713) 715-1454, e-mail marketing@zkhomes.com or visit them online at www.zkhomes.com. ■