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Written by Megan Taylor-DiCenzo

MIRANDA BOX

ALL THE EXCITEMENT, ALL THE EMOTIONS

Miranda Box's love for real estate started early while she watched her father, a builder, complete renovations. "I think that's why I fell in love with residential real estate," Miranda reflected. "I sat with my dad and looked at floor plans for hours some nights, and also got to see the start to finish of projects that he brought from ruins and restored back to above and beyond it's former glory," Her mother was an entrepreneur as well, which inspired Miranda to earn a degree in business.

Although there was risk in jumping head-first into a full-commission career, Miranda did just that. She started at Keller Williams, known for their top-notch training program, then moved to Century 21 where she learned to break out of her comfort zone.

Following about a year of cold calls and door knocking, Miranda met an investor who owned a management company. "They obtained their brokerage license to bring me on as an agent," Miranda recalled. "We handled big projects—65 home portfolios at a time. We were able to keep streamlining regardless of the hurdles we faced."

After two to three years there, Miranda wanted to jump into a career she felt more passionate about: more one on one residential real estate. "Working with people—all the excitement, all the emotions, sadness, anger, joy. I dove into that," she shared, and has been full steam ahead since. While immersing herself in the emotional ride of residential real estate with her clients, she helped get a new up and coming real estate office running smoothly, has increased her knowledge to move into commercial real estate ventures, and continues to add tools to her toolbelt to better serve the needs and expectations of her clients.

Now, 11 years into her passionate career, she's at Realty One Group Experience (ROGE) and loving every minute. "This is my happy place," she said. "Though, I plan to earn my

broker's license within the next year to start my own real estate office."

With over a decade of experience in her pocket, Miranda stands out for her commitment to her clients, experiencing everything with them every step of the way. "For me, it's personal," she shared. "When I'm going through the buying or selling process with my clients, I'm experiencing everything with them; they're reaching out to me with their emotional needs. It feels like *my* purchase, and my clients notice that."

Miranda cares for clients from beginning to end, morning to night. "I know that clients have issues beyond 8-5, and I'm there for them beyond those hours. Providing this level of care has equated to my clients sharing their stories with their friends and family that I have had the pleasure of also helping close and begin new chapters in their real estate endeavors."

"Real estate continues, even after 11 years, being something that lights my fire". "I like that every situation is different. Some days are great; some days are not so much. I work well under those conditions, I think I get that trait from my Mother," she laughed. "Because of this nature, Miranda has built a thriving business in and around Montgomery county."



It turns out she knows a thing or two about being on your toes. "Military and first responders have always been intertwined in my life on both sides of my family," Miranda shared. So, it's no surprise she started Miranda's Mission, a closing cost incentive program that coined its name from her tagline #YourDreamMyMission, for veterans, first responders, and teachers as a small thank you to give back to those that have done so much for our community and country.

When Miranda isn't standing alongside her clients, she's on the sidelines of a football or volleyball game. Her son, Carter (16), started football in junior high. "I was nervous about him getting hurt, baseball was always the sport he played, but he loves it and I love watching him do his thing while decked out in all of my school spirit gear, of course," Miranda chuckled. "He also enjoys riding his dirt bike, which I am glad he has decided isn't going to be a 'career choice'"

Her daughter, Callie (almost 13 going on 30), has taken up volleyball. "Wow she has taken to volleyball with a fierce passion," Miranda recalls. "She went from being shy and somewhat timid to dominating on the court. I love

watching her do her thing especially when she is up to serve. She also dominates in academics which is no surprise, I graduated HS a year early and was always striving to excel in that arena. " Miranda said. "Both of them keep me on my toes. They are extremely smart, intuitive, and sarcastic. We have a lot of fun."

The family has three dogs, two of whom (Polly and Parker) were fosters. "I tried to help foster as often as I could for Montgomery County Animal Shelter, especially with the puppies that likely wouldn't survive in the conditions of the shelter, but it became difficult to not keep them all!" Miranda laughed. Along with caring for the dogs, Miranda enjoys guns and archery, specifically bow hunting. She also likes the challenge of jogging especially for mental clarity. She has recently developed an obsession with baking and cultivating the art of sourdough and the kitchen is where her kids tend to find her when she has some down time.

Miranda's vision is dialed in: #YourDreamMyMission. Through passionate care beyond 8-5 and a commitment to her clients' needs, Miranda has found her happy place in real estate and in life.



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GARRETT HOWELL

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GARRETT HOWELL came to real estate by way of the military, the medical field, and a host of jobs along the way. His experiences combine to help him provide the best care for his clients, and his passion—no matter the industry—has always been service.

Born in Houston, Garrett grew up in San Antonio and moved back to The Woodlands after high school. He owned a couple of Smoothie Kings and worked in a jewelry store. “I didn’t know which direction to take,” Garrett recalled, “So I joined the military, spending three years on active duty and seven years in the reserves as an FMF Navy Corpsman providing medical care for the Marines.”

In 2007, having left the military, Garrett started a career in financial services—just before the recession of 2008. Despite the challenges of this time, he returned to school full-time and worked at Tommy Bahama in The Woodlands. Garrett earned a dual degree in Kinesiology and Nutrition from Sam Houston State University. He was motivated and enjoying life.

In 2012, Garrett’s friend and neighbor, a commercial agent, suggested he get into real estate, so he could pass residential leads on to him. In 2013, Garrett obtained his license and entered realty. He hit his stride in his third year and even started his own brokerage with a partner—right before Hurricane Harvey.



If the devastation of Harvey wasn't enough, Garrett's partner successfully raised \$100,000, only to run off with it, leaving Garrett with all the debt. He was out of production. "My whole life flipped upside down," he remembered.

Always one to bounce back, Garrett became co-owner of a medical company providing neurocognitive testing. "We had an office with staff and technicians," he shared. "I like people, and service is my passion." This felt like the right fit, but then COVID-19 happened, and the operation came to a halt.

Luckily, Garrett had maintained many of his real estate relationships, and his career in realty took off again. 2021 and 2022 were exceptionally good years, and he partnered with a friend to open TXRE (Texas Real Estate) Group in Houston and Dallas. "We have 18 agents between the two offices," he said.

In addition to his professional career, Garrett enjoys his relationship with his significant other, Ashley, as well as fatherhood of three beautiful children: his son Deacon (10), daughter Lily Mae (8), and daughter Malerie Grace (7). Deacon plays soccer, Lily Mae is a cheerleader, and Malerie rides horses. "I'm not just a REALTOR®; I'm an unpaid taxi driver for the kids," Garrett laughed.

When he can, Garrett spends time at the gym doing yoga and weight training. "Basketball has always been a passion," he said. "I played college basketball and was on a competitive traveling scout league in North Carolina."



My whole life flipped
UPSIDE DOWN.





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Garrett also gives back to his community, taking special interest in veterans. He's an Ambassador for the VEL Institute, which "helps establish valuable relationships between Veterans, Entrepreneurs, and Leaders who demonstrate a heart to lead, want to connect with like-minded people, are driven to develop personally and professionally, and value learning from one another," according to their website.

He also established Militre (Military Real Estate), an organization with a mission to help service members

move to a new location, whether they are on active duty (moving base to base) or returning to civilian life. To be a part of Militre, a REALTOR® must be a veteran themselves or a military spouse. "They have to have a service-minded heart for our veterans," Garrett explained. "Our goal is to take the stress off the military family as they're moving. If they're moving to a new base, we help them acclimate to their new base and home. If they're beginning a new civilian life, we help them assimilate while showing our gratitude for their service."

At every turn, Garrett has come up against tough conditions: the recession of 2008, Hurricane Harvey in 2017, and the COVID-19 epidemic in 2020. And at every crossroads, Garrett has forged a new path toward success, never letting disaster stand in his way. He is a testament to perseverance and a reminder to all of us that we can overcome our tribulations by remaining flexible and remembering our passions.









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