

MASTER PLANNING

MASTER PLANNING • Real estate development, always market driven, is often characterized by high-risk and long term build out • Effective planning helps modulate risk by applying land use and development strategies that respond to target markets while enhancing value for the developer • Effective planning also requires that we ensure the value of a client’s investment while respecting the existing environment, both natural and man-made • Our services have ranged from large scale development projects to multiple site operations including site selection, phasing, assistance with due diligence, zoning and development standards.

REDBIRD AIRPORT INDUSTRIAL DISTRICT MASTER PLAN

DALLAS, TEXAS

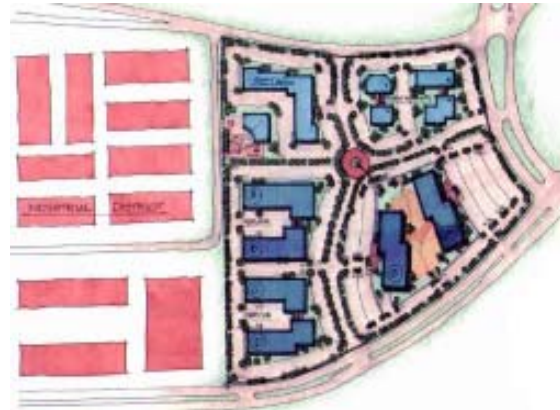
- A new totally master planned industrial park adjacent to the existing City of Dallas Redbird Airport. The industrial park was designed to accommodate a variety of tenants ranging from 96,00 SF to 500,000 SF size buildings, including new auxillary roadways and site utilities.
- Total development consists of seventeen (17) stand alone buildings totaling 3,597,000 SF.



BEACON CENTER DFW AIRPORT

IRVING, TEXAS

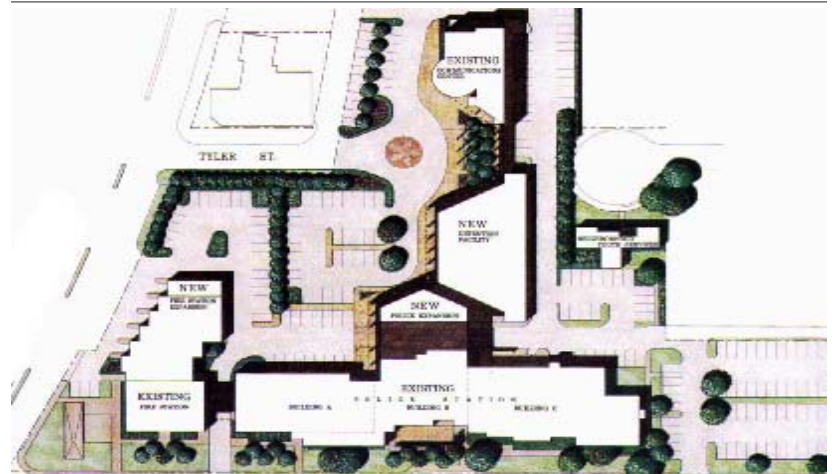
- Master planned complex located at DFW Airport, combines retail pad sites, retail strip center, day care facilities, office/tech facilities and two (2) office buildings into a complex which will provide much needed amenities for airport personel, all were planned in conjunction with the existing airport beacon as the site focal point.
- Total development consists of 630,000 SF.



RICHARDSON POLICE, COURTS, AND 911 CENTER

RICHARDSON, TEXAS

- Master plan for the City of Richardson Public Safety Complex.
- Complex includes an existing Fire Station with expansion, a new Communications Center and a new detention facility with new public plazas.



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