



REAL ESTATE & LAND DEVELOPMENT OVERVIEW

WHY ATWELL?

- Local expertise, national reach
- Industry knowledge
- Dedicated experts and teams
- Full-service resources
- Aggressive, passionate professionals
- Nimble, flexible structure

CAPABILITIES

- Due Diligence Services
- Property Transaction Support
- GIS & Mapping Services
- Master Planning
- Land Planning
- Landscape Architecture
- Land Surveying
- Environmental Consulting
- Natural Resources
- Entitlements
- Civil Design
- Stormwater Management
- Utility Coordination
- Sustainable Design
- Water Resource Management
- Water/Wastewater Systems
- ADA Compliance
- Infill Redevelopment
- Construction Management
- Property Condition Assessments
- Facility Management Support

As economic, social and community drivers change, so do the needs of real estate and development professionals.

Atwell provides clients with the technical expertise, local knowledge and focused teams to add value to the real estate due diligence, planning, development and permitting process. Most often applied to residential and commercial development projects, our real estate market also supports development efforts undertaken by institutional clients, municipalities and non-profit organizations.

While hundreds of project types fall into the broad market sector, Atwell has the largest portfolios in the following areas:

RESIDENTIAL

Single and multi-family developments; senior living; urban infill; and master-planned communities.

COMMERCIAL

Retail and mixed-use projects; healthcare facilities; office buildings; and warehouse and data facilities.

COMMUNITY

Preschool facilities; K-12 environments; Higher Education campuses; community spaces; and parks and recreation facilities.





PROOF POSITIVE

Renderings to Rooftops

A 900-acre farming property in Arizona was transformed into a Planned Area Development (PAD) for nearly 2,500 single-family homes, more than 16 acres of commercial-use property and about 50 acres of community recreational and park space.

Atwell provided complete residential land development services to this master-planned community.

Atwell's innovative design and engineering plan created inviting, wide-open spaces and a system

of nine trails connecting the unique neighborhoods throughout the progressive development. Our design also established view corridors, creating natural buffers and addressing hydrological concerns.

Revitalized Retail Development

Atwell's retail development team is helping to bring a mothballed project back to life. Located in northwestern Indiana, the previously planned lifestyle center has been redesigned for current market conditions. It now consists of 200,000 square feet of gross

leasing area and four outlot parcels. Current tenants represent grocery, restaurant and consumer goods brands that will attract shoppers throughout the region.

Services provided for the developer and outlot retailers

include: site planning and engineering; land surveying; landscape architecture; permitting and entitlements; and tax incentive acquisition support. The project was also designed with sustainable elements, and will likely pursue LEED® certification.

Community Center through Conservation

Partnering with a local architect, Atwell brought sustainable site design solutions to the development of a new YMCA facility in suburban Cleveland. Green building techniques used

to contribute to the facility's LEED® certification included: bio infiltration swales; creative stormwater management; naturalized landscapes; exterior design to reduce heat islands;

and the integration of local and recycled materials. Atwell also developed landscape plans featuring plant materials to minimize water and irrigation requirements for the project.

By organizing teams and resources around our core markets, our recommendations and action plans **address the critical needs** of your industry to **give you the competitive edge.**