

Comprehensive Development Services

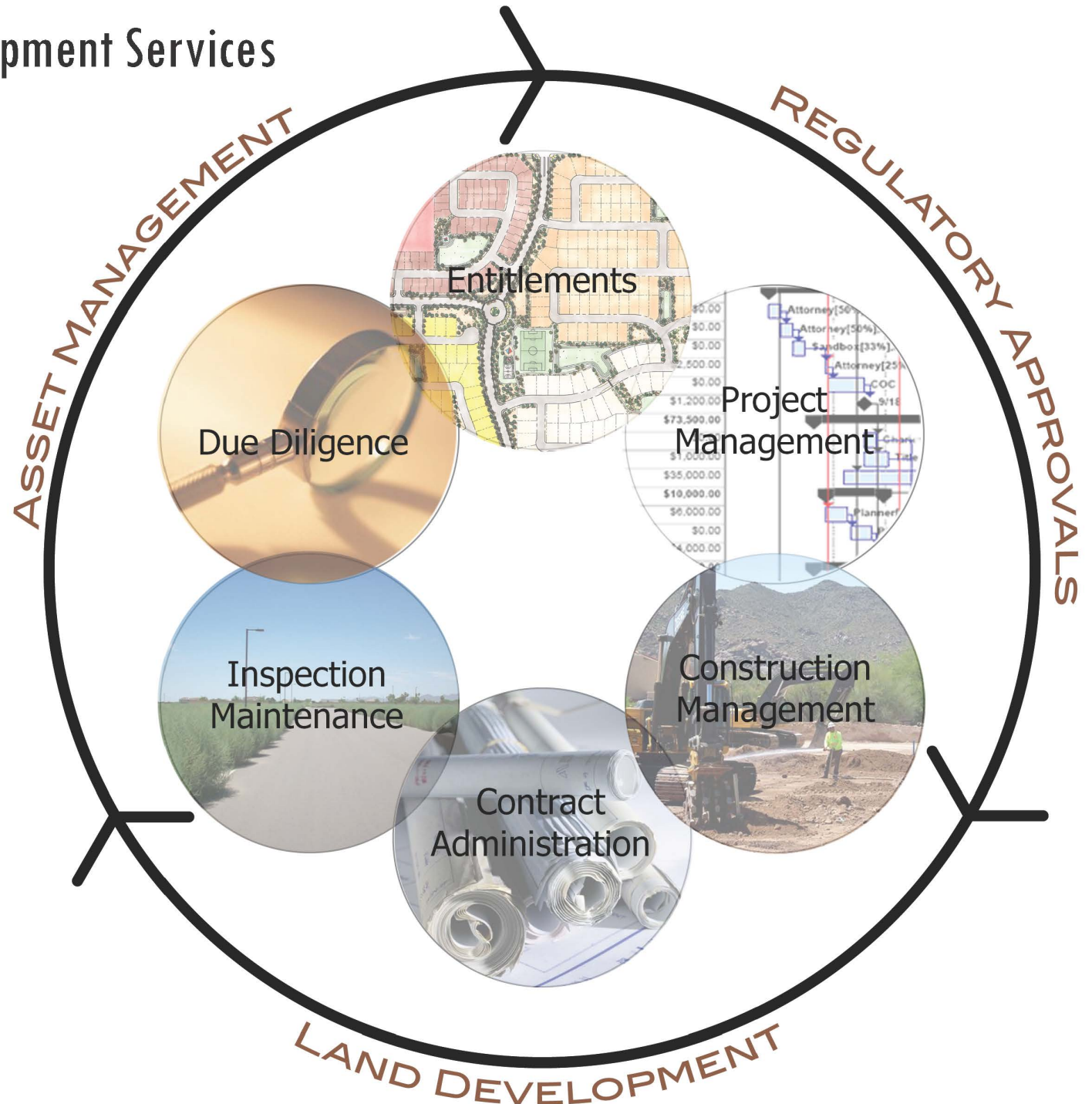
Land Asset Cycle

At Sandbox, we take a comprehensive approach to managing land assets. We realize that the needs of a client and the scope relative to their land assets will vary based on market conditions, risk tolerance and the business model of each client.

The experienced professionals at Sandbox have consistently been able to add value, mitigate risk and enhance efficiency at each stage of the Land Asset Cycle.

Due Diligence / Project Management:
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Construction Management:
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Moving Forward...

When you're ready to buy land, the solution to your land management needs is just one call away.

The experienced professionals at Sandbox Development take a comprehensive approach to managing land assets. We customize our services based on the Client's business model and risk tolerance.

Focused

Discerning

Innovative

Responsive

Open Communication

As our Client, you will encounter responsiveness and open communication that is second-to-none.



DEVELOPED LOTS

- Site Inspection Reports
- SWPP & Dust Control
- Weed Abatement
- Site Security
- Assess HOA Status / Options
- Secure Release of Financial Assurances
- As-built Plan Review
- Lot Fit Analysis / Plot Plans



PARTIALLY DEVELOPED

- Assess Status of Improvements
- Remaining-to-Complete Budgets
- Secure Incomplete Entitlements
 - Plans / Permit Renewals
- Manage Land Development Completion

PLATTED & ENGINEERED

- Dry Utility Design Coordination
- Value Engineering
- Development Budgets / Schedules
- Bid Packages / Analysis
- Contract Administration
- Project Closeout
- Turn-key Land Development Management



RAW LAND

- Owner Representation
- Project Management
 - Entitlements
 - Land-use Planning
- Development Agreements
 - Easement Negotiation
- Research & Analyze Utility Solutions