



Landmark Development Group, LLC is a full service entitlement and project management company with expertise in commercial, retail, office, industrial, and residential land development. We specialize in a variety of projects from 1 acre to several thousand.

Tamara Thompson, Landmark's owner and operator has over 15 years of experience in the land development and construction industry. Tamara holds a Bachelor of Science degree in Construction Management and a Minor in Business Administration from Boise State University. **For a free introductory consultation contact Tamara at 208-342-4516 or tthompson@landmarkdevgroup.com.**

We understand the uniqueness of each site and project, and build a development strategy to enhance the intricacies of each project. We foster teamwork with owners, design professionals and tenants. We build strong ties with communities and work closely with the municipalities and local residents to gain their support of our projects.

From our rigorous due diligence investigation to careful evaluation of site, combined with construction administration, coordinating client and tenant needs, Landmark Development Group, LLC, builds long lasting relationships and repeat clients.

Scope tailored to meet client's needs.

Services

- *Risk assessment and mitigation*
- *Site evaluation and feasibility*
- *Due diligence*
- *Obtain and evaluate assessment reports (Traffic, Geotechnical, Environmental, Hydrology Reports; ALTA Surveys)*
- *Entitlements/Zoning/Platting*
- *Public hearing presentations*
- *Master planning/coordinate design*
- *Prepare budgets, cost analysis, and proformas*
- *Neighborhood meetings and outreach*
- *Construction bidding*
- *Construction administration and oversight*
- *Utility coordination*
- *Negotiate cross access, cost sharing and development agreements*
- *Manage schedule and budget*
- *Maintenance and Property Management*

Project Types

- *Commercial and Retail Centers*
- *Residential Communities*
- *Office and Industrial*
- *Mixed Use developments*
- *Lifestyle Centers*
- *Medical office*
- *Charter Schools*

- **Due Diligence:** Obtain and evaluate necessary assessment reports (Utility will-serve letters, right-of-way dedication, traffic reports, ALTA Survey, Geotechnical, environmental, hydrology, biology reports), meet with municipalities to identify and recruit support; research project related issues, identify potential risks and develop mitigation plans. Prepare budgets and schedules.
- **Pre-Development:** Coordinate and direct entitlement process, including neighborhood meetings and meeting w/ city staff and elected officials. Attend public hearings and present project as owner's representative. Coordinate the design of site and buildings to best meet budget, tenant criteria, and City requirements. Track entitlements, negotiate cross assess, cost sharing and development agreements.
- **Development:** Day to day project management of projects, manage budget, bidding to general contractors, schedule and construction oversight.

Landmark Development Group, LLC approaches each project with integrity and a dedication to the long term success and profitability of our clients and their projects. Whatever your project type or size, Landmark Development Group offers the experience and expert services to help your project succeed.

For more information please visit our website: www.landmarkdevgroup.com