



Falcon Commercial Development is a privately owned industrial development company committed to providing principled real estate solutions and opportunities for industrial users, owners, and investors. With over 70 years of combined development experience between our three development partners, we are focused on developing institutional grade industrial properties in core Texas markets. Since inception in 2021, Falcon has completed 13 buildings totaling 5.4 million square feet, leased or sold over 3.5 million square feet, and acquired land for an additional 2.2 million square feet of future development.

Founded by Doug Johnson and Ben Newell, the partners have cumulative development experience of 139 industrial buildings totaling 53 million square feet. Veteran yet nimble leadership, paired with a commitment to transparency and consistency, allows us to deliver personalized service and a top-quality final product for our customers.

## Our Differentiators



Privately owned



Client-focused



Strong personal relationships



Flexible deal structure



Transparent



Innovative



Time sensitive, yet realistic milestones

From site selection to design-build, lease up, and management, we deliver best-in-class solutions.





## Development Services

The Falcon Commercial Development team are experts in all aspects of industrial real estate development, with product types including warehouses, distribution centers and manufacturing facilities. We oversee the entire development process from site selection, through design, pricing and lease-up. Our investment grade buildings are designed and constructed to maintain long-term value with one goal in mind – to benefit our tenants and investors.

We thrive on innovation, problem solving, and creating solutions to deliver results to meet our client's industrial real estate requirements. Allow us to use our knowledge and experience to work for you to deliver an institutional grade product that will create value and hold that value for years to come.

## Our Services

- ▶ Site Selection and Due Diligence
- ▶ Project Feasibility Analysis
- ▶ Site Design and Entitlements
- ▶ Project Capitalization
- ▶ Development Management
- ▶ Construction Management
- ▶ Property Management
- ▶ Speculative and Build-to-Suit Projects
- ▶ Leasing Oversight
- ▶ Project Disposition

**Let our experienced track record, long-standing relationships with clients, and industry experts go to work for you.**