

JAMES R. GROSE
Resume

Oakwood Development
Consulting LLC
Real Estate Development

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JAMES R. GROSE

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EDUCATION

B. S. Mechanical Engineering, West Virginia University Institute of Technology, WV

M. S. Business, University of Dallas, Irving, TX

Professional Engineer - State of Texas 39050

Real Estate Brokers' License - State of Texas

Adjunct Faculty - DCCCD - Mathematics and Real Estate

EXPERIENCE

Oakwood Development & Consulting, Dallas, TX, October, 1986 to Present

Managing Member/Director/Owner. A full service real estate firm that provides services to the real estate industry in real estate development, consulting, and brokerage.

Locate and acquire sites, prepare development summaries, cost estimates, proformas, site plans/unit mix, revenues, market studies, feasibility studies, and due-diligence for acquisitions, new developments and dispositions. Engage architects, civil engineers, MEP and structural, landscape and other consultants, complete entitlements, engage lenders, provide construction oversight and final close out.

Apartment Development Projects:

- **City Parc, Denton, TX, 144 Units Student Housing Project within 3 blocks of University of North Texas, Denton, TX. Completed Summer 2006. 100% leased.**



- **The Preserve at Pecan Creek, 192 units, Denton, TX - Completed July 08 with complete lease up in 14 weeks**



- **The Lodge at Pecan Creek, 192 units, Denton, TX** Completed Fall 2010 96% occupied



The Lodge at Pecan Creek



- **Tradewinds Apartment, Midland, TX, 214 units, Completed June 2014**
99% occupied



- **Sunset Lodge formerly named The Mission at Llano Estacado**, 312 units, Odessa, TX – Completed 4th Quarter 2013; 98% occupied



Sunset Lodge



- **Eagle Crossing Apartments**, 8015 W. Camp Wisdom Rd, Dallas, TX. Completed December, 2017. Currently in lease up with 80% Leased.



Harbord Group, Inc., Dallas, TX October, 1985 to October 1986

Senior Vice President. Recruited to the Harbord Group to develop a major mixed use office, hotel and regional mall to be called Dr. Pepper Plaza.

Harbord Development, Inc., completed the following projects:

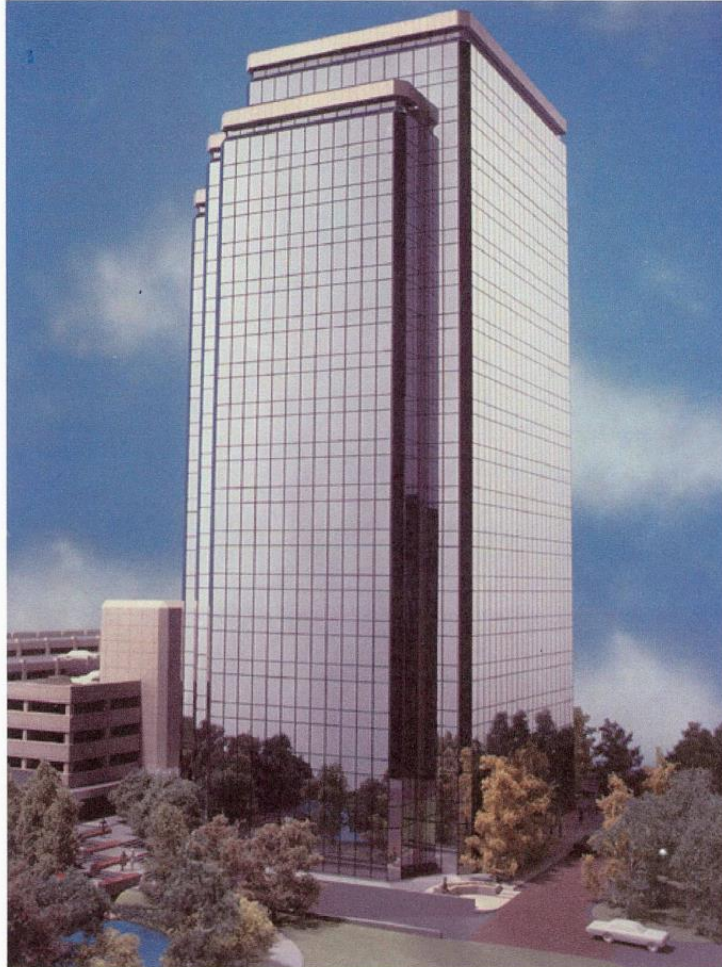
- Winston Hill Village, San Antonio, TX completion of phase I of a 100,000 s.f. shopping center. Project cost \$6,000,000.
- Harbord Oaks Estates, Dallas, TX, a 25 acre, high-end residential development. Project cost \$8,000,000.
- Master planned a residential development in Far North Dallas. Installed major thoroughfares and utilities.

Hunt Properties, Inc., Dallas, TX June, 1981 to October, 1985

Senior Vice President. During my tenure at Hunt Properties, I was instrumental in the development and construction of major office buildings, retail shopping centers and office-showroom. The responsibilities included site evaluation, and the selection, coordination, and management of architects, consulting engineers, general contractors, and sub-contractors for the successful development, construction and tenant finish of these projects.

Projects completed included:

- **Palisades Central, Richardson, TX**, an 80 acre office park which included a 16 story, 250,000 s.f. office tower, a 930 car parking garage, and on-site improvements that included a one-third mile waterway, landscaping, utilities and Roadways. Project cost \$32,000,000.



Palisades Central, Richardson, Tx., an 80-acre master-planned office park which includes a 16-story, 250,000 s.f. office tower, a 930-car parking garage, and a one-third mile waterway, landscaping, utilities, and roadways located on the western side of North Central Expressway

- **Pitman Atrium Tower, Plano, TX**, a 188,000 s.f., 10-story office tower. Project cost \$18,000,000.



Pitman Atrium Tower, Plano, TX

- **One Lakeview Energy Center, Oklahoma City, OK**, a 300,000 s.f., 10-story office building. Project cost \$35,000,000.



One Lakeview Energy Center, Oklahoma City, OK

- **Richland Square Shopping Center, Dallas, TX**, a 96,000 s.f. shopping center with Safeway as the anchor tenant. Project cost \$5,500,000.
- **Valley Square Shopping Center, Lewisville, TX**, a 106,000 s.f. shopping center with Safeway as the anchor tenant. Project cost \$6,200,000.
- **Park West Plaza Shopping Center, Plano, TX**, a 98,000 s.f. shopping center with Brookshires as the anchor tenant. Project cost \$5,800,000.



Park West Plaza Shopping Center, Plano, TX

- **Palisades Industrial I, Plano, TX** , approximately 60,000 s.f. project cost \$2,200,000.



- **Palisades Industrial II, Plano, TX** , approximately 60,000 s.f. project cost \$2,200,000.



Palisades Industrial II

- **Palisades Industrial III, Plano, TX** , approximately 60,000 s.f. project cost \$2,400,000.



Palisades Industrial III

- **Palisades Industrial IV, Plano, TX** , approximately 60,000 s.f. project cost \$2,600,000.



Palisades Industrial IV

- **550 West Seventh Street, Anchorage, Alaska** - a 370,000 s.f. 19-story office tower. Project construction cost \$37,800,000.
- Organized an in-house tenant finish construction company to better serve the needs of the tenants. With a tenant finish staff of three, completed over a million s. f. of tenant finish space which provided a 15% profit.

Summary of Career 1967 to 1981

Project Manager/Engineering Group Manager for **Frito-Lay, Pepsico Foods International, and Texas Instruments in Dallas, TX**. The responsibilities of these positions included site evaluation, selection, coordination, and management of architects, consulting engineers, general contractors, and sub-contractors. Prepared and maintained budgets, schedules, inspected construction sites and approved pay requests and change orders. Managed a staff of up to 23 professionals including engineers and draftsman for the design and construction of manufacturing facilities and equipment.

Project manager on new facilities, and plant expansions which included:

- 450,000 s.f. plant/office, Midland, TX Construction cost \$45 million
- 205,000 s.f. manufacturing facility, Dallas, TX Cost \$20 million
- 190,000 s.f. manufacturing facility, San Antonio, TX Cost \$19.5 million
- 200,000 s.f. manufacturing facility, Kirkwood, NY Cost \$20 million
- 200,000 s.f. manufacturing facility, Jackson, MI Cost \$20.5 million
- 250,000 s.f. manufacturing facility, Guadalajara, Mexico Cost \$25.5 million
- 190,000 s.f. manufacturing expansion and waste treatment facility, Tokyo, Japan Cost \$21.8 million