



Real Estate Project Manager/Developer (Saxonburg, PA)

Position Overview:

- The Real Estate Project Manager/Developer will have responsibility for planning, permitting, market, financing, retail leasing, interface with design, construction, and successful development or redevelopment of real estate.

Key Responsibilities:

- Participate in the identification, feasibility analysis and negotiation of real estate acquisitions.
- Source and analyze the feasibility of potential development sites and evaluate associated development schemes.
- Development planning for successful development of construction projects, which would include, pro-forma modeling of new developments, opportunistic investment strategies and potential public participation.
- Source acquisition opportunities, conceptual planning.
- Participate in the identification and negotiation of debt financing including public and/or TIF financing, public grants, public incentives, and tax credits.
- Direct activities with attorneys, architects, engineers, and other consultants to plan projects related to public entitlement, site permits, acquisition due diligence and closing activities.
- Work with local citizen groups, governmental bodies and other interested parties to obtain necessary project permits and entitlements.
- Direct and manage the Team responsible for the construction of projects, coordination of designers and consultants and general contractor, etc.
- Monitor and assure timely completion of the investment and development within the established budget, schedule and required investment returns.
- Initiate, plan, negotiate and manage the leasing plan for development/investment opportunities, broker relations, supervision of listing agents and secure lease prospects.

Job Requirements:

- Minimum of 5-7 years of real estate experience preferably within the construction industry. Experience with public finance and incentives, permitting, design, construction, finance, and leasing.
- Bachelor's degree in engineering, construction, real estate, architecture, business, finance.
- Must have robust interpersonal skills, social intelligence and political acumen.
- Sophisticated research skills required to collect and analyze market information.
- Must possess good instincts and strong situational awareness.
- Demonstrated ability to source, negotiate and execute leases and revenue opportunities.
- Demonstrated ability to negotiate and execute all types of development related contracts.
- Demonstrated ability to source, negotiate and execute public incentives.
- Demonstrated ability to procure entitlements and building permits.
- Demonstrated ability to source, negotiate and close the acquisition of land.



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