



LAND DEVELOPMENT PROJECT MANAGER
Employment Opportunity

August 2023

North State Development is a private real estate investment and development company that develops, acquires, and manages real estate investments and assets across all property types including single-family, multifamily, self-storage, office, and retail in the Charlotte metropolitan area. The principals are Shane Seagle, David Dupree, and Shane Buckner; and together they have over 75 years of real estate development experience.

North State Development is hiring a highly motivated Land Development Project Manager to lead and manage the land development process and to be accountable for the timely delivery of projects and their financial results.

Project Management and Schedule Conformance:

- Obtain/negotiate/select/manage proposals from consultants/vendors/contractors to perform various services related to due diligence, design, and construction.
- Create project budgets and schedules as well as manage consultants/contractor's conformance to budgets and schedules during due diligence, entitlement, development, and close-out activities.
- Obtain due diligence proposals, ensure tasks are completed prior to the end of Inspection Periods, and review/make recommendations of due diligence materials.
- Identify and manage all required permits and approvals necessary for all development projects.
- Manage rezoning and site plan approval process to obtain minimum design efficiency requirements in addition to desired lot sizes, density, and product requirements to meet Company strategies.
- Coordinate and work closely with various municipalities and dry utility companies.
- Continually manage and update project costs and schedules; and present internally and to other stakeholders.
- Monitor/control schedules for day-to-day onsite construction activities for all projects through weekly on-site meetings with consultants/vendors/contractors.
- Identify, track, and resolves actual and potential issues in all phases of development.
- Ensure community image aligns with Company maintenance and cleanliness standards.
- Maintain a list of Lessons Learned from projects.
- Perform other various management tasks associated with the acquisition and development of real estate projects.

Qualifications:

- Minimum 3 years of experience in engineering, construction, real estate, finance, project management or similar.
- Bachelor's degree in related industry.
- Detailed-oriented and strong organizational skills.
- Excellent verbal and written communication skills.
- Positive and teamwork attitude.
- Self-motivated and ability to work in an entrepreneurial environment.
- Strong financial, analytical, and computer skills.
- Ability to multi-task and produce results in a fast-paced environment.

This exciting opportunity offers a competitive salary with bonus potential, education/professional licenses/membership reimbursement, holidays and paid time off. This position's duties shall be rendered at Company's business premises and visiting existing and proposed project sites.