

# LAND SITE SELECTION LEASING & SALES

ORLANDO | TAMPA | FORT MYERS | NAPLES

**UQCRE.COM** 

#### WHO IS LQ?

LQ Commercial Real Estate Services, formerly LandQwest Commercial, is a nationally recognized commercial real estate brokerage organization that provides business partners with property management, tenant representation, leasing, sales, investment, and consulting services to uniquely shape the commercial landscapes in the communities we serve.

#### **OUR TEAM**

We are a passionate team of results-driven commercial real estate professionals with a firm foundation built on integrity, innovation, and a commitment to exceeding client expectations. Our team is over 30 licensed agents strong; many with industry designations or specialized education. We have over 20 team members across marketing, accounting, and property management departments.

#### WHAT WE DO

We offer in-house expertise and technologies at every level to expedite your personalized tenant representation, leasing, sales and property management services.

We treat tenants, landlords, and investors as business partners, crafting individual strategies that ensures long-term client success with their retail, office, industrial, hospitality, land, multifamily, and special-use assets.





#### **CHARLIE BOSCARINO**

Managing Principal (813) 999-1940 cboscarino@lgcre.com

Charlie has 35+ years of serving in executive capacities for LQ and, previously, notable companies like Retail Solutions Advisors Co-Founder, RMC Senior VP, and Century Retail President.

Charlie oversees all aspects of LQ sales, leasing, site selection and acquisition, recruiting, and business development.



LQ LAND LEADERSHIP

MICHAEL PRICE ALC

Managing Principal (239) 333-4372 mprice@lqcre.com

Michael concentrates on the marketing and disposition of both large and small-scale land suitable for National and Regional home builders, as well as multi-family, commercial and mixed-use developments across the Florida.

His impact stems from strong client relationships and innovative marketing and sales for projects.



PETER KLEIN

Senior Associate (407) 919-6902 pklein@lqcre.com

Peter is a 30-year executive with extensive real estate development and brokerage experience throughout the central/eastern U.S. and Canada.

Peter specializes in site selection, acquisitions and development for tenants and large corporations including WalMart, Home Depot, McDonalds and more.

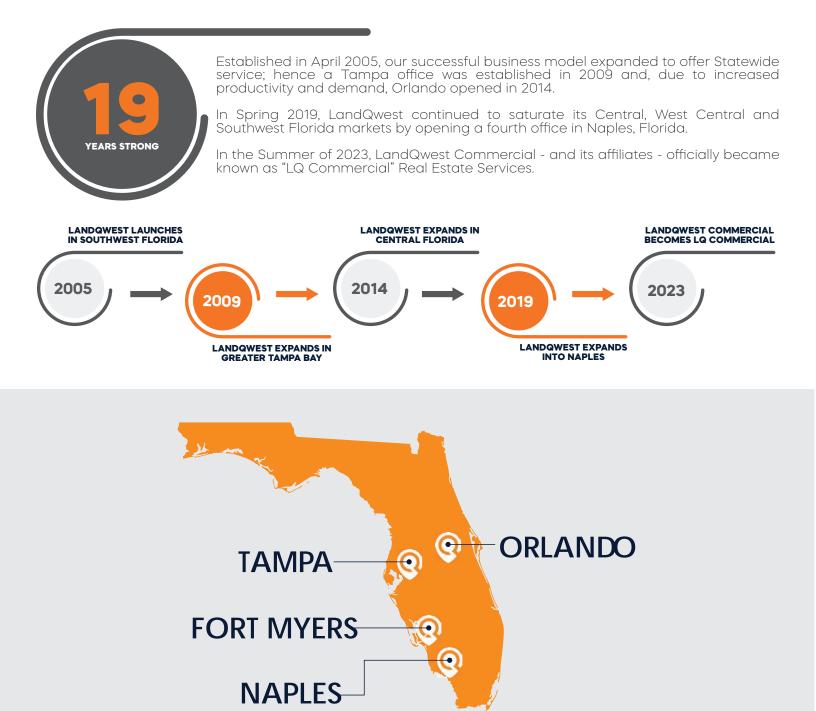


We have strategically assembled the most talented team of land specialists in:

> ORLANDO TAMPA SOUTHWEST FLORIDA

Maximize your real estate experience for continued success at <u>LQCRE.COM</u>.





### **MEMBERSHIPS & AFFILIATIONS**



















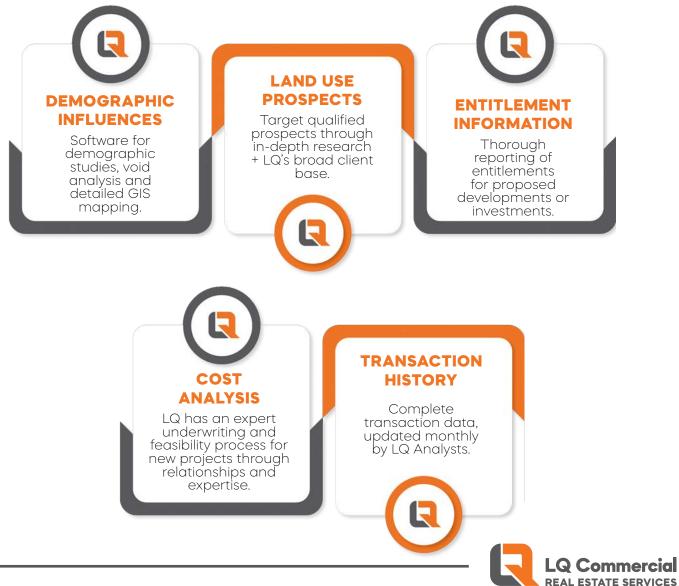
# LAND CAPABILITIES

### PREMIER DEVELOPMENT SITES THROUGH A RIGOROUS QUALIFICATION PROCESS

Transcending conventional brokerage services, we establish various relationships for our clients to deliver quality products and generate lucrative returns to your investments.

Whether it's a local opportunity or prominent acreage, LQ Commercial facilitates rewarding transactions from our extensive client base.

To determine highest and best use and develop targeted marketing materials, we use stateof-the-art research to strategically identify:



### UNIQUELY IDENTIFIED IN-HOUSE INTELLIGENCE CRITICAL RELATIONSHIPS TAILORED MARKETING

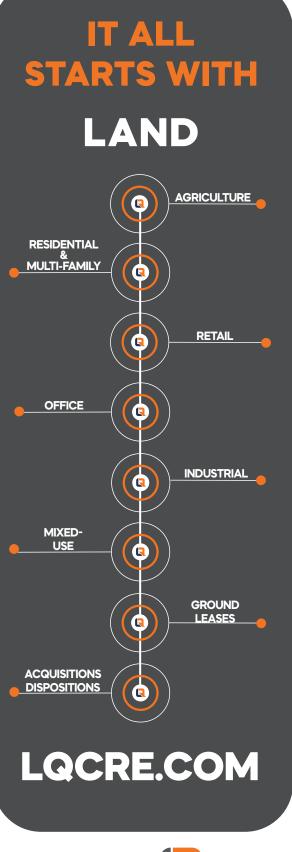
At LQ Commercial, we offer a deep understanding of complex assets and their numerous dynamics.

By integrating all in-house commercial specialties, we provide valuable and credible intelligence for all aspects of your project.

We serve clients a full spectrum of commercial services, from site analysis and land acquisition to investment dispositions.

### THIS IS FULL-CIRCLE SERVICE THIS IS LQ360°







## **MARKETING COMPANY PROVIDING**

#### **COMMERCIAL BROKERAGE & PROPERTY MANAGEMENT**

LQ Commercial pioneers commercial real estate standards by being a "marketing company that provides commercial real estate and property management services."

Our marketing and research visionaries continuously identify progressive approaches to position your asset and expertly craft campaigns that command market saturation.

LQ's 100% cloud-based platform keeps us committed to delivering custom, speed-tomarket campaigns from any location with our six-phase program:



#### **CUSTOM CAMPAIGNS + TARGETED AUDIENCE =**

### **TOTAL MARKET SATURATION**







# CASE **STUDY**

SOUTHWEST FLORIDA

MIXED-USE DEVELOPMENT

**BUYER REPRESENTATION** 

# **SUMMERLIN RIDGE**



Summerlin Ridge is a mixeduse project in Southwest Florida. The site was taken back by the private lender and listed with an area firm for sale. LQ brought a highly qualified developer to purchase the site.

Client: Mixed-Use Developer

- Representation: Buyer
- Fort Myers, FL
- Mixed-Use MPD
- 30.72± AC

#### SALE PRICE: \$4,000,000

LQ retained marketing and sold the residential portion to a Class-A multi-family developer for a 224-unit complex.

#### CHALLENGE

- Multiple Components
- Access Issues
- Retail Validation for Commercial Portion

#### ACTION

- Comprehensive Market Reconnaissance
- Validation Through End-User Relationships
- In-Depth Analysis to Determine Project Layout
- Consultant Coordination

#### RESULTS

- Successful Closing with Master Developer
- Secured Desired Access from Main Arterial
- Asset Retention for Project Marketing
  Multi-Family Sale to Class-A Developer
- Secured Transaction with International Grocer

#### ADVANTAGE

LQ engaged its team of professionals to validate the site and its mixed-use components from a current market perspective; providing detailed market analytics to maximize the project potential.





# **CONTACT LQ**



500 Winderley Place #104 Maitland, FL 32751

(407) 660-7500



5601 Mariner Street #220 Tampa, FL 33609

(813) 288-0020



1614 Colonial Boulevard #101 Fort Myers, FL 33907

(239) 275-4922



3555 Kraft Road #260 Naples, FL 34105

(239) 275-4922



