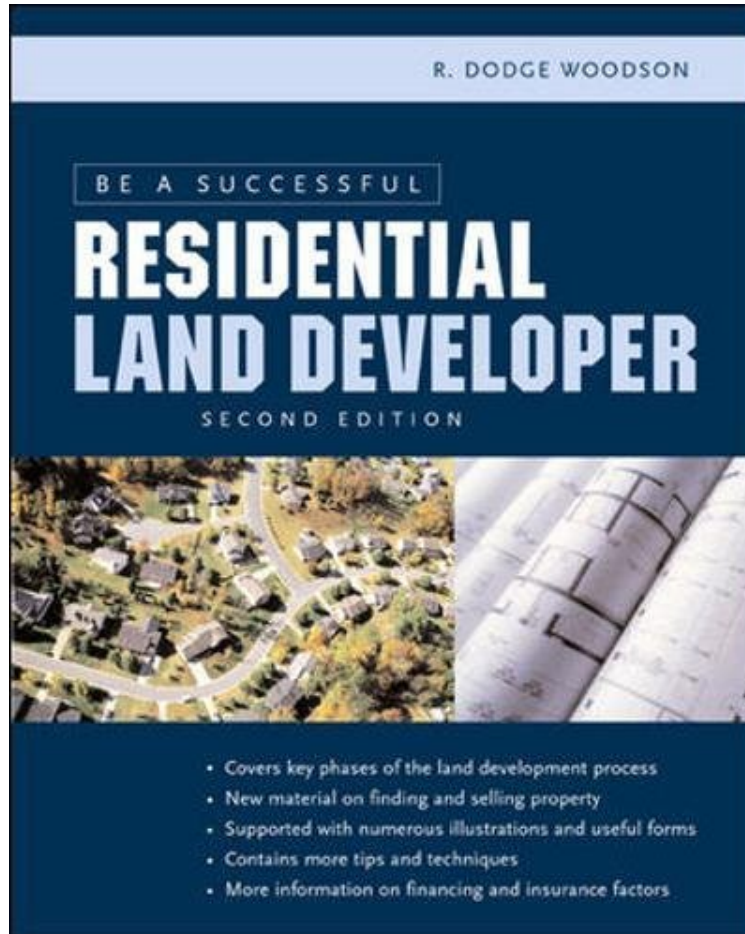


[Download] Be a Successful Residential Land Developer

Be a Successful Residential Land Developer

R. Dodge Woodson

*DOC | *audiobook | ebooks | Download PDF | ePub*



DOWNLOAD



+

READ ONLINE

#472146 in Books 2004-08-25 Original language: English PDF # 1 9.00 x .92 x 7.30l, 1.47 #File Name: 0071441719359 pages | File size: 55.Mb

R. Dodge Woodson : Be a Successful Residential Land Developer before purchasing it in order to gage whether or not it would be worth my time, and all praised Be a Successful Residential Land Developer:

0 of 0 people found the following review helpful. Great addition to my Library!!By CustomerGreat information, very detailed and very helpful for what I needed.0 of 0 people found the following review helpful. Five StarsBy Randy E.Thank you very much2 of 3 people found the following review helpful. be a successful residential land developerBy Tysonthis book is full of nothing but common knowledge and fluff absolutely no gems of info that are remotely helpful a complete waste of money and time.

Veteran construction contractor, and building trades authority, R. Dodge Woodson shows how to profitably transform raw land into housing. This practical guide covers every phase of the land development process as well as essential business practice fundamentals. **NEW TO THIS EDITION:** finding and selling property via the Internet, more information on finance and insurance issues, the latest in land ordinances and runoff issues and EPA requirements

Contents: Why Should I Get Into Land Development? * Can I Really Do It? * The Development Team and Selecting the Viable Project * Finding Hidden Treasure * Tying Up Land Without A Full Commitment * Having Your Experts Do Preliminary Checks * Going Over the Ground, From Top to Bottom * Planning On Paper * Storm Water Drainage * Deciphering the Dirt Water Requirements * Land Lost and Costs for Roads * Flood Zones * Location, Location, Location * Plans and Specifications * Getting Developer Bids Sales Projections * Financing * Zoning Closing Your Land Deal * Insurance and Subcontractor Needs * Rolling Out the Big Rigs and Site Supervision * Keeping Your Projects on Time and on Budget * A Marketing Plan and Sales Team * New Projects

"More than any other book on the subject, I would recommend this one." -- Barbara Colley, P.E., author of Practical Manual of Land Development

From the Back Cover Learn how YOU can become a player in the hot market for new housing You don't need a fortune or years of real estate experience to become a successful residential land developer. This shrewd, up-to-the-minute guide shows you how to find and acquire prime properties that are true diamonds in the rough. You'll learn the factors that determine whether you've got a good deal: engineering surveys, grading, water availability and drainage, utilities, traffic, and more. And once you've chosen your land, you'll discover what you need to do at every stage to make your project succeed. With the step-by-step advice of real estate expert and contractor R. Dodge Woodson's failure-proof primer, anyone can learn to exploit the opportunities in land development. Reflecting today's advantageous financial land development climate, Be a Successful Residential Land Developer shows you how to:

- * Tie up and control land with very little cash and plenty of escape clauses
- * Tap into conventional and creative financing sources
- * Apply powerful Internet tools to leverage information
- * Get favorable bids from subcontractors
- * Deal with zoning, environmental, and code enforcement issues
- * Reduce neighborhood resistance and handle boards of appeal
- * Put together a professional team and direct the project
- * Develop a marketing and sales plan for your new home(s)
- * Much, much more

INSIDE RESIDENTIAL LAND DEVELOPMENT SUCCESS Why Should I Get into Land Development? * Can I Really Do It? * The Development Team and Selecting the Viable Project * Finding Hidden Treasure * Tying Up Land without a Full Commitment * Having Your Experts Do Preliminary Checks * Going over the Ground from Top to Bottom * Planning on Paper * Storm Water Drainage * Deciphering the Dirt * Water Requirements * Land Lost and Cost for Roads * Flood Zones * Location, Location, Location * Plans and Specifications * Getting Development Bids * Sales Projections * Financing * Zoning * Closing Your Land Deal * Insurance and Subcontractor Needs * Rolling Out the Big Rigs and Site Supervision * Keeping Your Project on Time and on Budget * A Marketing Plan and Sales Team * New Projects

About the Author R. Dodge Woodson (Brunswick, Maine) holds the real estate license of Designated Broker. This is the highest classification of professional real licensure available. Woodson is the president and owner of Expert Realty Services, Inc., in Brunswick Maine. He bought his first piece of speculative land in 1974 and has been a progressive land developer in Virginia and Maine for the last 29 years. He has succeeded with both individual plots and large parcels that he subdivided. With nearly 30 years of experience as a residential land developer, Mr. Woodson has developed a process that makes failure virtually impossible.