Land Acquisition AND Development

Overview

The Land Acquisition & Development team within the Land Services Group provides turnkey development guidance. Transforming raw land into market-ready opportunities requires experience, strategy, and execution. Our team oversees every stage of the land acquisition and development process, from due diligence and entitlements to infrastructure installation and finished lot delivery.

Why This Matters

Land Acquisition & Development requires more than vision—it demands strategic planning, technical knowledge, and effective project management. Whether you are a developer preparing sites for vertical construction, a landowner seeking to unlock property value, or an investor evaluating development opportunities, our comprehensive services guide projects from raw land to build-ready lots.

Our Role

We coordinate planning, engineering, regulatory approvals, and infrastructure improvements to streamline the development process and position projects for long-term success.

How We Work

Our process is tailored to each project's goals, market conditions, and development requirements.

- Evaluate land opportunities and development feasibility
- Conduct comprehensive due diligence and risk analysis
- Coordinate entitlement and approval processes
- Manage planning, engineering, and design efforts
- Oversee site development and infrastructure construction
- Deliver fully improved lots ready for construction
- Provide ongoing strategic guidance and reporting throughout the project lifecycle

Potential Engagement Options

Land Searches

Key Local Relationships

Land Pipeline Management

Weekly Meetings / Updates

Contract Services

Steven Baker	steven.baker@carolinaone.com	843.509.2150
Jason Ray	jason.ray@carolinaone.com	843.327.6281
Adrien Green	adrien.green@carolinaone.com	843.303.8596

PRIMARY AREAS OF SUPPORT

Land Acquisition & Due Diligence

- Site feasibility analysis
- Market and highest-and-best-use studies
- Environmental assessments and coordination
- Utility availability investigations
- Geotechnical and soil evaluations
- Title, survey, and easement reviews
- Zoning and regulatory analysis
- Risk assessment and project underwriting
- Key local relationships, broker outreach

Entitlements & Approvals

- Rezoning and annexation services
- Comprehensive plan amendments
- Permitting and agency coordination
- Public hearings and stakeholder engagement
- Development agreements and approvals
- Coordination with municipalities and regulatory agencies

Site Planning & Engineering

- Master planning and lot layout optimization
- Civil engineering and design management
- Stormwater management and drainage solutions
- Utility design and coordination
- Roadway and infrastructure planning
- Landscape architect, design and installation management
- Value engineering and cost optimization

Full Site Development

- Project management and oversight
- Clearing and earthwork
- Installation of water, sewer, and dry utility infrastructure
- Road construction and paving
- Installation of stormwater systems and retention facilities
- Erosion control and environmental compliance
- Landscaping and community entrance features

Construction & Development Management

- Budgeting and scheduling
- Contractor procurement and management
- Quality control and inspection coordination
- Weekly site meetings
- Regulatory compliance and reporting
- Risk management and cost control

Finished Lot Delivery

- Delivery of fully entitled and improved residential or commercial lots
- Ready-to-build pad sites
- Utility-ready parcels
- Final platting and recording
- Punch list completion and closeout

Land Services Group Land Acquisition & Development is your full-service land development partner – guiding you from acquisition through delivery of finished lots.

Steven Baker	steven.baker@carolinaone.com	843.509.2150
Jason Ray	jason.ray@carolinaone.com	843.327.6281
Adrien Green	adrien.green@carolinaone.com	843.303.8596

Carolina One New Homes
Land Services Group