

A wide-angle, high-angle photograph of the Houston skyline at night. The city is illuminated with various lights, and the sky is dark. The text 'BPI' is overlaid in large white letters at the top center.

BPI

REALTY SERVICES

**PROVIDING COMPREHENSIVE
REAL ESTATE SERVICES
IN THE HOUSTON MARKET**

DEVELOPMENT | CONSTRUCTION | MANAGEMENT | MARKETING | BROKERAGE

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BPI REALTY

Forging relationships in the Houston market since 1979

BPI Realty has been Houston's premiere commercial real estate firm for more than thirty years, developing hundreds of thousands of square feet of raw land into high-quality, premium shopping centers and commercial real estate properties.

At BPI Realty we believe the defining characteristic of our company is our sole focus on the Houston market. We began our company by cultivating a relationship with one of Houston's most well-known and respected institutions: Randalls Food Markets. Together we aggressively sought to invest in and develop high-quality shopping centers using Randalls as the anchor tenant. Since our first grocery-anchored development launched, our goal of creating unique, business-driven developments has led to the creation of some of Houston's highest-quality shopping centers.

Our services have subsequently expanded to include construction management, leasing and marketing, property management and sales brokerage. Through our comprehensive services we acquire, manage, lease and sell shopping centers and other commercial real estate properties. Our commitment to first-class, innovative developments creates sites that draw premium tenants who enhance and maximize the property's value.

Today BPI Realty is Houston's leading commercial real estate firm. Our dedication to creating premium developments through innovative designs and quality construction has resulted in some of the finest retail and grocery-anchored shopping centers in the Houston area. To date, BPI Realty has developed and managed over 3 million square feet of retail shopping centers.



BPI'S SERVICES

Setting the Standard in the Houston Real Estate Market

BPI is a full-service commercial real estate firm. Since 1979 we have worked to forge dedicated, investment-driven relationships with some of Houston's biggest retailers. In the early 1990s, our services expanded to include land development, construction management, leasing and marketing, property management and brokerage.

Land Development

- Acquisition and Disposition
- Site Evaluation
- Land Planning

Construction Development

- Contract Administration
- Architectural Review
- Construction Supervision and Coordination

Leasing/Marketing

- Market Research and Analysis
- Advertising Services
- Tenant Analysis
- Lease Negotiations

Property Management

- Day-to-Day Operating Procedures
- Lease Enforcement
- Maintenance
- Tenant Relations
- Leasing Strategy

Sales Brokerage

Acquisitions and Dispositions of:

- Raw Land
- Commercial Pads
- Retail Shopping Center Tracts
- Existing Retail shopping Centers
- Free-Standing Retail Buildings
- And More





LAND DEVELOPMENT

- Site evaluation
- Land planning
- Feasibility studies
- Site acquisition
- Loan procurement
- Design
- Development

Since expanding our services in the early 1990s, BPI Realty has been a leader in raw land development in the Houston market, playing integral roles in the acquisition, disposition, and development of hundreds of thousands of square feet of retail shopping centers with big-box anchor tenants such as Randalls and H-E-B. Our ability to see the potential in raw land and our innovative, unique designs create developments that attract high-quality tenants and promote long-term investments. Through our comprehensive services we acquire, evaluate, plan, design and develop centers which we then lease and manage.

CONSTRUCTION MANAGEMENT

- Selection, negotiation and administration for architects, engineers and general contractors
- Architectural review of plans and specifications
- Value engineering with consultants
- Contract administration
- Budget management
- Day-to-day construction supervision
- Coordination and oversight of tenant construction activities

At BPI Realty, we understand that tenant construction is costly and time-consuming. Whether it is minor tenant renovation or a total build-to-suit, construction represents a significant investment on your company's part. BPI offers unparalleled construction management services aimed to coordinate all construction related activities to insure that facilities are completed on time and within budget.



"I was impressed with Mr. Ferguson's 30 years' experience in developing and operating shopping centers. I have relied upon BPI Realty Services to help me with my real estate investments that have now grown to 4 properties in Houston. Their attention to detail and the personal service that BPI Realty provides is beyond my expectations. I consider BPI Realty to be an extension of my own real estate investments and could not be more pleased with the services they provide."

– Andy Lee, Principal SAL Properties, Houston, Texas



BPI: HOUSTON'S LEADING FULL-SERVICE COMMERCIAL REAL ESTATE FIRM

BPI is your single source for brokerage, leasing and project management within the Houston market. Our experienced agents have developed long-standing relationships with national, regional and local retailers and brokers. Our leasing agents are licensed by the Texas Real Estate Commission and are active members of the International Council of Shopping Centers. By utilizing comprehensive market analysis and marketing techniques, our team procures qualified, high-quality tenants aimed to maximize and grow your investment.

LAND ACQUISITION

The team at BPI Realty is highly experienced in the acquisition of a wide variety of property types and land sales. Our property transactions include raw land, commercial pads, industrial tracts, multi-family and single-family residential tracts, retail shopping center tracts, existing retail shopping centers and free-standing retail buildings. At BPI, we utilize our established relationships within the Houston market to both acquire and develop unique sites with long-term potential.

LAND DISPOSITION

BPI has extensive experience in the disposition of commercial, residential, industrial and retail land. Our qualified team will work with you to get the maximum return-on-investment for your underperforming or unused assets. Through comprehensive market analysis, leases and sales, we customize a disposition strategy aimed at achieving the best end results for your company.

LAND LEASING AND MARKETING

Our leasing agents are able to successfully market property to a large pool of qualified buyers in the Houston market by studying marketing trends and conducting comprehensive market analysis. The experienced agents at BPI Realty have in-depth market knowledge, which allows them to implement effective marketing campaigns aimed to maximize a property's value. Our leasing and marketing services include prospective tenant analysis and qualification, lease negotiation and creative marketing and advertising.

PROPERTY MANAGEMENT

At BPI, our experience as a shopping center developer and owner affords our team the unique ability to look at property management as both an owner and a tenant. Our priority is to retain quality tenants and keep your property well-maintained and profitable, in order to maximize your assets and minimize your cost and labor.

THE BPI DIFFERENCE

BPI has been providing comprehensive property management services in the Houston market for over 30 years. Our experience within the market and working with a variety of property types and sizes, affords us the ability to accommodate all types of investors and owners and their diverse investment goals and strategies. Our team works in tandem with owners to ensure that the property is run according to their specifications and with the goal of maximizing your investment. Based off meetings with each client, our team creates a unique and specific management plan customized for each property.

COMPREHENSIVE SERVICES

Every management plan is tailored to meet the individual needs of every owner and their tenants. Our comprehensive services include overseeing day-to-day operating procedures, lease negotiation and enforcement, comprehensive grounds and building maintenance, and financial administration.





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