BRISBY DEVELOPMENT SERVICES

INSTITUTIONAL & DEVELOPMENT TEAMING

Clarity before commitment. Confidence before capital.

WHAT BDS BRINGS TO A PROJECT TEAM

BDS is a principal-led real estate development strategy and predevelopment advisory firm. We help landowners, developers, public agencies and mission-driven institutions organize early-stage decisions, coordinate qualified specialists and move promising opportunities toward a documented next step.

01 LAND & SITE STRATEGY

Site screening, land-use pathways, early constraints and entitlement questions.

02 FEASIBILITY & ECONOMICS

Market inputs, preliminary budgets, assumptions and practical decision frameworks.

03 CAPITAL READINESS

Sources-and-uses organization, lender-document preparation and diligence tracking.

04 PREDEVELOPMENT COORDINATION

Consultant scopes, milestones, work plans, risks, reporting and handoffs.

05 HOUSING & INSTITUTIONAL PROGRAMS

Stakeholder coordination, homebuyer-readiness support and place-based implementation.

06 CROSS-BORDER SUPPORT

Local market intelligence and specialist coordination in selected East African markets.

EXPERIENCE INFORMING THE ENGAGEMENT

ETHAN J. BRISBY / FOUNDER & PRINCIPAL

B.A., Urban Studies, Morehouse College (2010); Master of Land and Property Development, Texas A&M University (2022). Previous leadership in affordable housing lending and counseling operations; former City of Bryan Planning and Zoning Commissioner.

MICHAEL MWIZERWA / EAST AFRICA LAND & DEVELOPMENT ADVISER

Land economics and market analysis experience in Uganda, including prior work with Kampala Capital City Authority and Broll Property Group; Master of Land and Property Development, Texas A&M University.

Prior employment and individual experience are not represented as completed contracts of BDS. References and specific work samples are provided subject to authorization and appropriate confidentiality.

HOW WE COLLABORATE

Right role. Right stage. Clear accountability.

We join defined assignments where our advisory and coordination skills can add value without blurring professional, procurement or delivery responsibilities.

A PRACTICAL FOUR-STAGE ENGAGEMENT

01 QUALIFY	Clarify ownership, sponsors, market, procurement rules, deadlines and what is actually known.
02 DEFINE	Agree on scope, required professional skills, deliverables, pricing and decision authority.
03 COORDINATE	Maintain milestones, due diligence, budgets, information requests and stakeholder alignment.
04 DOCUMENT	Deliver decision briefs, risk/action registers and handoffs that a qualified lead can use.

POTENTIAL TEAMING AND PROCUREMENT ROLES

For qualified builders and developers: site and feasibility research, predevelopment tracking, housing-program coordination, consultant scheduling, and reporting support.

For institutional and public-sector teams: scoped project research, stakeholder coordination, procurement preparation, implementation planning and meeting facilitation.

For landowners, nonprofit sponsors and joint ventures: partner briefing materials, risk identification, preliminary capital readiness and clear go / revise / stop decisions.

WHAT WE NEED FOR AN INITIAL FIT REVIEW

1. Location and site or service area 2. Sponsor, decision-makers and control status
3. Current project stage, known constraints and expected timeline
4. Desired services, procurement requirements and specific next decision

START A CONVERSATION

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Engagement safeguards. BDS provides strategy and non-construction development coordination, not independently licensed architecture, engineering, general contracting, active real estate brokerage, lending, legal advice or investment management. Lead sponsors and licensed professionals retain applicable obligations; all assignments require separate agreement. Neither participation in an RFQ nor this brief implies agency qualification, contract award, or financing commitment.