BRISBY DEVELOPMENT SERVICES, LLC

Development strategy | Predevelopment | Coordination

CAPABILITY STATEMENT

We make development decisions clearer.

Principal-led advisory and predevelopment coordination from Texas to East Africa.

WHO WE HELP

Brisby Development Services, LLC (BDS) helps landowners, development teams, public agencies and mission-aligned institutions turn early-stage land and real estate opportunities into organized, decision-ready projects. BDS focuses on strategy and coordination rather than representing itself as a general contractor, architect, lender or active brokerage.

CORE SERVICES

01 **Land and opportunity strategy**

Site screening, highest-and-best-use questions, land-use pathways and initial diligence.

02 **Feasibility and project economics**

Market assessment, early pro formas, budget assumptions and decision frameworks.

03 **Capital readiness**

Sources-and-uses organization, investment narratives and document preparation.

04 **Predevelopment coordination**

Consultant scopes, schedules, milestones, risk logs and reporting systems.

05 **Institutional and housing initiatives**

Housing-program coordination, stakeholder engagement and implementation planning.

06 **Cross-border project support**

Texas and selected East Africa mandates, using qualified local specialists as needed.

LEADERSHIP AND RELEVANT EXPERIENCE

Ethan J. Brisby | Founder and Principal

Master of Land & Property Development, Texas A&M University; B.A. Urban Studies, Morehouse College. Prior Vice President, Lending & Counseling Operations at Brazos Valley Affordable Housing Corporation and City of Bryan Planning & Zoning Commissioner. Experience in housing, land-use governance, real estate operations and institutional coordination.

Michael Mwizerwa | Uganda Land & Development Adviser

Master of Land & Property Development, Texas A&M University; B.Sc. Land Economics, Makerere University. LEED and OSHA certifications. More than a decade in property valuation, market research, land economics and feasibility across Ugandan public/private sectors and U.S. assignments.

A STAGE-GATED WORKING METHOD

Qualify site and objectives → **Test** feasibility and assumptions → **Organize** partners, milestones and capital materials → **Advance** approved next steps.

START A CONVERSATION

ethanbrisby@gmail.com | www.brisbydevelopmentservices.com

Team experience includes work performed for previous employers or clients, not necessarily contracts of the current BDS LLC. Financing is not guaranteed. Licensed legal, design, brokerage, lending and construction functions remain with appropriately qualified providers.