



Read King

Brokerage | Development | Property Management

Read King Commercial Real Estate

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Read King

COMMERCIAL REAL ESTATE



Providing over 30 years of commercial real estate knowledge & experience.

About Read King

Read King is Houston's leading full-service commercial real estate firm serving landlords, retailers, restaurants and developers from across the nation. Founded by Jeff Read and Ewing King more than 20 years ago, the firm's expertise includes investment and development strategies, shopping center and build-to-suit development, third party property management and leasing, tenant representation, land sales, and disposition. Read King has developed over 2 Million square feet of Class A retail.

Our property management track-record includes over 7 million square feet of retail space in property sizes ranging from 15,000 to 1.2 Million square feet. Our focus on the Greater Houston market provides a unique competitive advantage for our clients to develop and operate in this market. As native Houstonians, we have special expertise in serving both locally and nationally based clients. Due to our developer and owner/operator experience, we build, lease and manage shopping centers with a clear understanding of delivering value to both landlord and tenant.

Our People



Jeff Read



Ewing King



Blake Allen



Kent Maxey



Ryan Orr



Christie Amezquita



Cort King



Will Bradley



Tony Patronella



Brooks Shanklin



Cale Dowell



Brian Salek



Elizabeth Hunt



Sarah Dodds

Our strategy, size, growth and culture are deliberate. The two founders seek to continue to give their direct attention to the integrity of the customer experience as well as the well-being and productivity of their dedicated management and staff. This responsive attitude and execution has resulted in hundreds of referrals and dozens of repeat assignments in all sectors of the market from across the United States.



Brokerage

Third Party Leasing: Project leasing is a primary focus of our business. As Developers and Owners ourselves, we approach every assignment as if it was our own. Property owners engage us to lease their projects because of our ability to maximize the value of their assets. Through a comprehensive and proactive marketing approach with each asset, our team successfully secures the most qualified tenants at optimum rental rates, with a focus on the long term value of the asset.



Tenant Representation: Our strategy related to site selection for our clientele involves a comprehensive approach to market development with the goal of maximizing total sales and minimizing impact on existing stores. We have handled assignments ranging in scale from a local credit, single location to a major market rollout in seven states totaling 165 stores. Read King is committed to procuring and maintaining all the latest software and tools to make certain that our clients have the most current and accurate information.

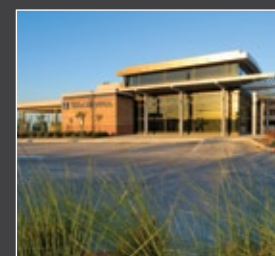
Land Sales: The land sales group at Read King provides both the track record and expertise to execute the sale of all types of land sales. Our market knowledge combined with our commitment to maintaining relationships with an expansive collection of buyers achieves premium pricing.

Disposition: Our skilled team understands how to create value in the disposition of non-performing, under performing, or surplus estate assets. Our range of services includes sales, sale/lease backs, leases, and sub-leases. We will negotiate and restructure any transaction to maximize the client's income stream. Read King has been the Houston Affiliate for Excess Space.



Development

Read King has been successfully developing retail centers and mixed use projects since 1994 with such anchor tenants as Wal-Mart, JC Penney, Academy, Staples, HEB, Famsa, and Kroger. Our experienced team of professionals can develop and manage a project of any size, scope, and complexity. From Site Selection, Land Planning, Financing, Design, Construction Supervision, all the way through Leasing, and eventual sale of the property, Read King offers the complete development package as one of the premier sponsors active in today's market. Employing our expertise, we are committed to building projects that are sustainable, optimize the attributes of the asset, benefit the surrounding community, and exceed stakeholders' expectations!



Property Management

Read King is among the top property management firms focused on retail shopping centers throughout Greater Houston. With 20 years of experience as a shopping center developer and owner operator, our property management philosophy and methods reflect our unique understanding of landlord expectations and tenant needs.

Our firm's expertise includes over 7 Million square feet of shopping center management with dozens of grocery and big box anchors across our portfolio. We respond quickly to landlord and tenant requests. We also focus closely on all aspects of the shopping center visitor's experience, whether that be to shop, work, dine or relax.

Our goal is that you maximize your return on investment through Read King's daily attention to the details of operating your center. The ultimate measure of our success is to earn the management contract for the life of your property. You can be assured that we combine property management best practice with the highest standards of professionalism and integrity.

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