



RATCLIFF DEVELOPMENT

COMPANY PROFILE

3902 Lee St.
Alexandria, LA 71302

RATCLIFF OVERVIEW



RATCLIFF
DEVELOPMENT



RATCLIFF
CONSTRUCTION



RATCLIFF
INVESTMENTS



RATCLIFF RECOVERY
SERVICES



RATCLIFF
CONSTRUCTORS



MAPLEWOOD
INDUSTRIAL SERVICES

WHO WE ARE

Ratcliff Companies began as a Louisiana based firm founded by J.E. Ratcliff in 1927 as Tudor and Ratcliff General Contractors. After nearly 100 years of business, we have grown into a family of companies that work in tandem to focus on all parts of the building process.

“Through great relationships,
we build great things!”

OUR COMPANY & OUR APPROACH

At Ratcliff Development, our approach to development projects is rooted in a deep understanding of the current economic climate and the importance of seamless progress from concept to completion. We recognize the value of a reliable and competent partner who can guide clients from point “A” to point “B” with precision and expertise.

To begin, our team of experts provides invaluable advice on site selection, carefully considering various factors to identify the most suitable locations for the project. We conduct a comprehensive cost analysis, offering clients a clear understanding of the financial aspects involved, ensuring sound decision-making from the outset.

Financing solutions are a critical aspect of any development endeavor, and we work closely with clients to explore and secure viable financing options that align with their goals and resources. By providing pro forma development insights, we offer a realistic projection of the project’s financial performance, aiding clients in making informed choices throughout the development journey.

During the planning and development phases, we leave no detail unaddressed. Our meticulous approach includes crafting detailed budgets to optimize resource allocation and minimize potential risks. Navigating through the complexities of permitting procedures is another area where we excel, ensuring compliance with all relevant regulations and expediting the process whenever possible.

Securing suitable land for the project is a pivotal step, and we leverage our expertise and industry connections to facilitate land acquisition seamlessly. With a keen eye on architectural and engineering tasks, we oversee the design process to ensure that the envisioned project aligns with the client’s objectives.





Throughout the construction phase, our dedicated project management team provides robust oversight, ensuring that timelines are adhered to, and quality standards are upheld. Our skilled supervisors closely monitor all construction activities to guarantee the project's progress is smooth and on track.

At Ratcliff Development, we understand that success lies in the careful management of every crucial detail. Our “from concept to completion” approach embodies this philosophy, as we take on the responsibility of handling all aspects that can influence the outcome of a venture. Clients can trust us to navigate the development landscape with confidence, providing a sense of assurance and ultimate satisfaction.

With Ratcliff Development as your partner, you can embark on your development journey with the assurance of remarkable results and an unparalleled commitment to excellence.

OUR EXECUTIVE TEAM



Robert T. Ratcliff, Sr.
Chairman, Ratcliff Companies

I am proud to say that I worked my way through every position in this company including field superintendent, estimator, project manager and vice-president before taking the helm of my father's company J.E. Ratcliff, General Contractors as President at the age of 32. As our organization has grown and developed, I have enjoyed expanding our services as well as our physical presence. These include services such as Design Build and Development Consulting services and separate entities such as Ratcliff Development LLC, and Ratcliff Constructors LP. For 51 years I have provided leadership and vision to our company, during which time I encouraged our managers to take the lead in small and large projects in order to expand their experience and ability. As CEO and Chairman, I get to consult with our upper management on shared creative problem solving and on the strategic direction for these different companies.



Gregg H. Thompson, CCIM
President, Ratcliff Development, LLC

At Ratcliff Companies, we combine our individual talents to produce an efficient, knowledgeable team that work for the benefit of our clients, tenants, and investors. It is a pleasure to find myself working with such a well-qualified and capable group of professionals who routinely deliver quality service in an ever-changing and challenging industry. I have over 25 years of experience with acquisition, development and operations of commercial real estate. I hand picked the highly capable and trustworthy team at Ratcliff Development. Besides myself, two others are members of the CCIM Institute. Our company is fully equipped with individuals who have the experience, education, and skills to truly offer you an Integrated Property Development Solution. Quality is our best business plan!

OUR EXECUTIVE TEAM



Robert T. Ratcliff, Jr.

President, Ratcliff Construction Co., LLC

I am proud to say that I worked my way through every position in this company including field superintendent, estimator, project manager and vice-president before taking the helm of my father's company J.E. Ratcliff, General Contractors as President at the age of 32. As our organization has grown and developed, I have enjoyed expanding our services as well as our physical presence. These include services such as Design Build and Development Consulting services and separate entities such as Ratcliff Development LLC, and Ratcliff Constructors LP. For 45 years I have provided leadership and vision to our company, during which time I encouraged our managers to take the lead in small and large projects in order to expand their experience and ability. As CEO and Chairman, I get to consult with our upper management on shared creative problem solving and on the strategic direction for these different companies.



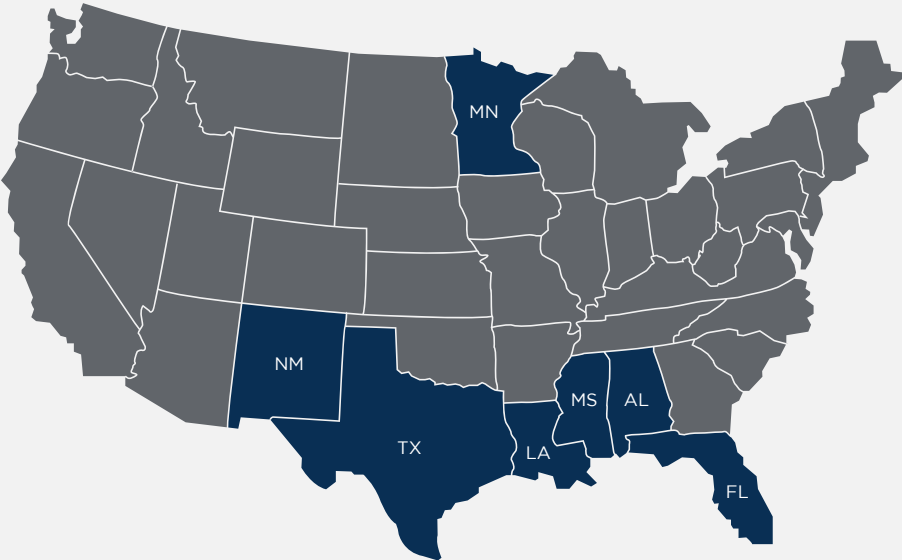
Kris Hickingbottom, CPA

CFO, Ratcliff Companies, LLC

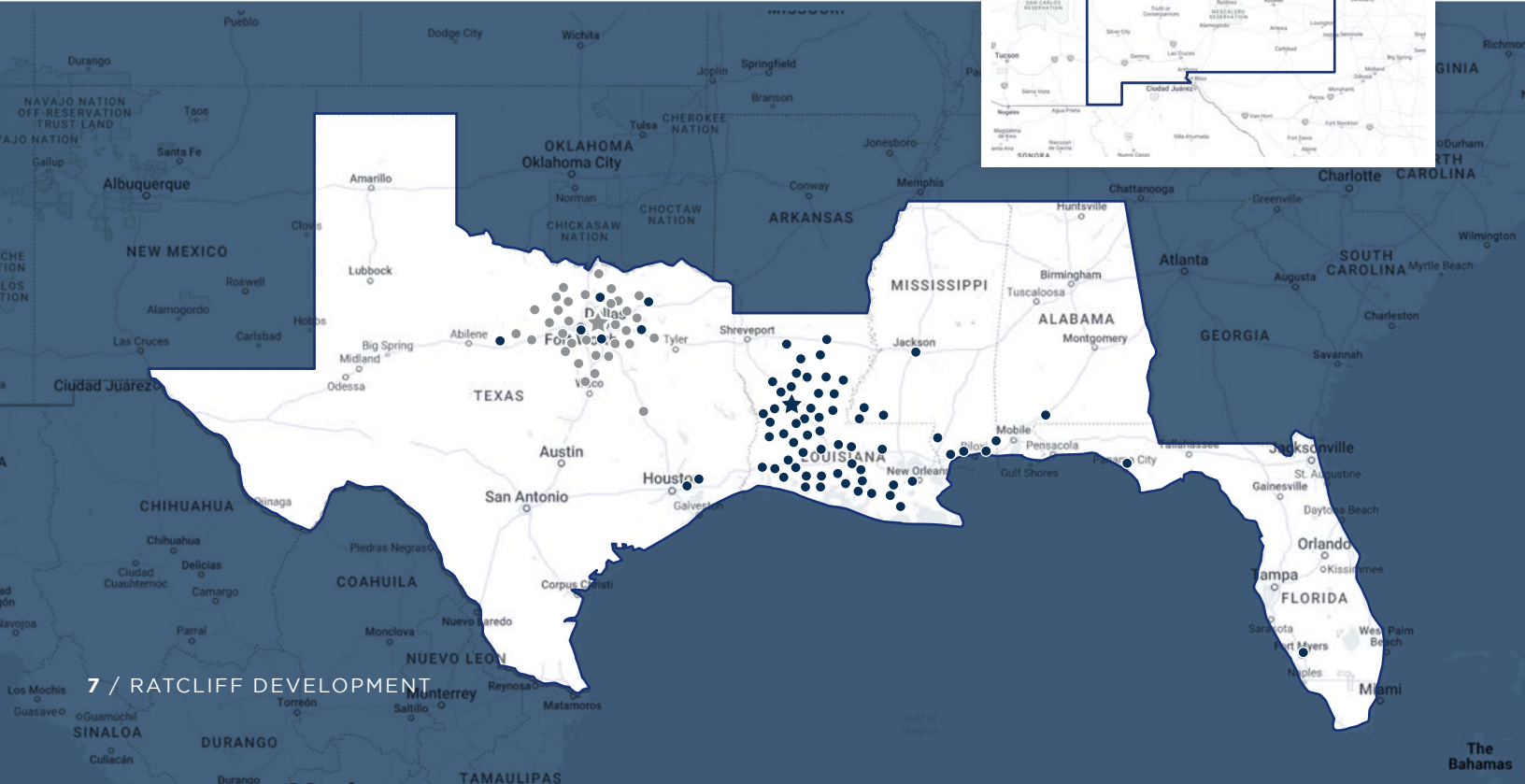
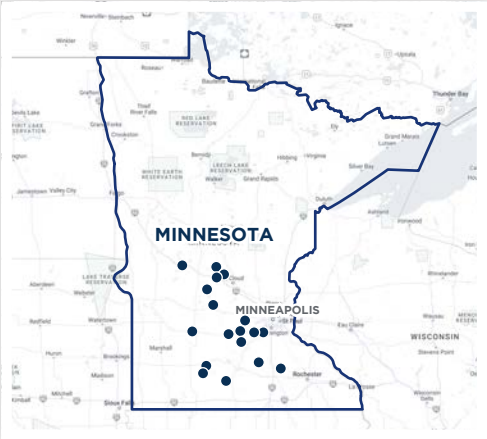
I have been a CPA for over 27 years. My extensive experience within many financial sectors of the business world lead me to my current role of Chief Financial Officer with Ratcliff Companies. My goal is to see that the Ratcliff Companies continue its upward financial growth all the while maintaining its creditable reputation with clients and business relationships. I lead an upstanding team of professional accountants and bookkeepers who work to ensure all our business dealings are handled with precision and accuracy. Ratcliff has a reputation for its integrity and trustworthiness. Like all others who work at Ratcliff Companies, I am pleased to say that I am part of the Ratcliff family.

PROJECT LOCATIONS

The Ratcliff Companies have developed and constructed projects throughout the Gulf South states, New Mexico and Minnesota.



- Ratcliff Development, Ratcliff Construction and Ratcliff Recovery
- Ratcliff Constructors



INDUSTRIAL PROJECTS

Calcasieu Industrial Park Sulphur, LA



100 acres light industrial business park with 2,600+ feet of frontage on highly travelled Interstate 10. **39% Average Return on Investment.**

Gateway Ten Business Park Baytown, TX



58 acres light industrial business park near the Port of Houston & Baytown's petrochemical industry

PROGRAMMATIC DEVELOPMENT

Preferred Developer

Client : Dollar General

Earning the trust of the world's top small store retail chain speaks volumes about your company. Ratcliff Development has been the **PREFERRED DEVELOPER** for Dollar General Retail Corporation for over 15 years. Our services include site selection, preliminary design, budget creation, bid review, jurisdictional permitting, construction management, technology coordination, and beyond. Our team is dedicated to precision and exceeding customer expectations.

66% AVERAGE RETURN ON INVESTMENT





**Ratcliff
Companies**

Integrated Property Development

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