

# TAMPA BAY BUSINESS JOURNAL

# COMMERCIAL DEVELOPERS

RANKED BY SQUARE FEET PLANNED IN TAMPA BAY AS OF JULY 2014

Business name Website	Address Phone	Square feet planned locally	Square feet currently under construction	Square feet developed locally in 2013	Market value of projects developed locally in 2013	Top local executive
<b>1</b> SoHo Capital LLC <sup>Ⓜ</sup> www.soho-capital.com	2330 W. Horatio St. Tampa 33609 813-335-9210	2,500,000	NA	NA	NA	Charles J. Bruck, Principal, chas@soho-capital.com
<b>2</b> Framework Group LLC <sup>②</sup> www.frameworkgroupllc.com	1200 W. Platt St., Ste. 201 Tampa 33606 813-777-6981	805,000	612,000	350,000	\$78 million	Phillip A. Smith, President, psmith@frameworkgroupllc.com
<b>3</b> Ryan Companies US Inc. <sup>Ⓜ</sup> www.ryancompanies.com	101 E. Kennedy Blvd., Ste. 2450 Tampa 33602 813-204-5000	512,161	35,700	76,000	\$10 million	Douglas J. Dieckl, President, Southeast Region, doug.dieckl@ryancompanies.com
<b>4</b> DDA Development <sup>Ⓜ</sup> ddadevelopment.com	1215 N. Franklin St. Tampa 33602 813-223-1307	450,000	NA	160,000	\$21.6 million	Bowen Arnold, barnold@ddadevelopment.com John Schilling, Managing Members, jschilling@ddadevelopment.com
<b>5</b> Liberty Property Trust <sup>Ⓜ</sup> www.libertyproperty.com	4631 Woodland Center Blvd., Ste. 150 Tampa 33614 813-881-1776	400,000	0	0	\$0	Joseph (Jody) Johnston, Vice President & City Manager, Tampa, jjohnston@libertyproperty.com
<b>6</b> Trammell Crow Co. <sup>①</sup> www.trammellcrow.com	400 N. Ashley Drive, Ste. 2100 Tampa 33602 813-373-3700	400,000	NA	NA	NA	Robert R. Abberger, Senior Managing Director, rabberger@trammellcrow.com
<b>7</b> Menna Development & Management Inc. <sup>Ⓜ</sup> www.mdmhotels.com	12600 Roosevelt Blvd. St. Petersburg 33716 727-796-0021	350,000	NA	80,000	\$20 million	Anthony Menna, President
<b>8</b> European Equities Corp. <sup>Ⓜ</sup> european-equities.net	630 Chestnut St. Clearwater 33756 727-723-3771	300,000	200,000	24,000	\$6 million	David McComas, President, dmccomas@european-equities.com
<b>9</b> Phillips Development & Realty <sup>④</sup> www.phillipsdevelopment.com	142 Platt St. Tampa 33606 813-868-3100	300,000	0	0	\$0	Donald E. Phillips, Managing Director, don@pdrlc.com
<b>10</b> Meridian Development Group <sup>Ⓜ</sup> www.meridiandg.com	3450 Buschwood Park Drive, Ste. 165 Tampa 33618 813-936-7500	225,000	145,000	435,404	\$24 million	Steven Kossoff, Managing Member, skossoff@MeridianDG.com
<b>11</b> Par Builders II Inc. <sup>Ⓜ</sup> www.parbuilders.com	1038 S. Belcher Road Largo 33771 727-532-6111	200,000	110,000	108,000	\$40 million	Jerry Ciarravino, President, par3350@yahoo.com
<b>12</b> RMC Real Estate Services <sup>③</sup> www.rmcpag.com	8902 N. Dale Mabry Highway, Ste. 200 Tampa 33614 813-960-8154	190,000	125,000	155,000	\$55 million	Mitchell Rice, CEO, Mitchell@rmcpag.com
<b>13</b> The Sembler Co. <sup>③</sup> www.sembler.com	5858 Central Ave. St. Petersburg 33707 727-384-6000	182,000	50,000	140,000	NA	Ronald P. Wheeler, CEO, ron.wheeler@sembler.com
<b>14</b> Sage Partners, LLC <sup>⑦</sup>	1205 W. Swann Ave. Tampa 33606 813-259-0044	140,000	NA	145,000	\$24.8 million	Debra F. Koehler, President
<b>15</b> Optimal Outcomes LLC <sup>Ⓜ</sup> optimal-outcomes.com	240 First Ave. S., Ste. 400 St. Petersburg 33701 813-402-6711	100,000	30,000	0	\$0	Jason Scott, Director, development, jscott@optimal-outcomes.com
<b>16</b> Geis Companies <sup>⑩</sup> www.geisco.net	3608 S. Himes Ave. Tampa 33629 813-482-7886	100,000	NA	23,000	NA	Bill Rain, South Region Director, Business Development, brain@geisco.net
<b>17</b> Feltrim Development NA Inc. <sup>Ⓜ</sup> www.feltrim.com	116B Polo Park E. Blvd. Davenport 33897 863-353-0016	NA	143,182	NA	\$20 million	Garrett Kenny, President

<sup>1</sup> Formerly Metro Bay Development

**NOTES:** NA - not applicable, not available or not approved. Square feet under development serves as a tiebreaker.