

Due Diligence

Before you purchase or lease your next property — whether that's a greenfield, brownfield, or existing building site — trust our team of architects and engineers to uncover the full spectrum of information you need to negotiate effectively. Be confident in your purchase and what's needed to get you from site selection to go live.

Our Services

We can shape our services to meet the needs of your organization and the specific property of interest. Our due diligence projects often include investigations into:

Regulation Considerations

- Zoning analysis
- Permitting process, timeline, and considerations
- Local ordinances affecting the proposed development
- Department of Transportation regulations affecting driveways, intersections, and roadway infrastructure

Building Considerations

Design considerations such as:

- Building facade requirements
- Health and safety codes
- Building codes
- HVAC requirements for vehicle entry into warehousing or loading facilities
- Signage
- Landscaping
- Setbacks and buffers
- Fire and safety regulations

Site Conditions

- Pedestrian and vehicular circulation
- Availability of utilities and other infrastructure
- General site conditions such as:
 - » Topography
 - » Condition of existing buildings, parking areas, and other infrastructure
 - » Presence of wetlands and floodplain
 - » Presence of endangered species and other wildlife
 - » Presence of cultural or historical items
 - » Condition of surrounding access roadways and paths



Our Team

A thorough due diligence report requires a variety of expertise, all of which will be managed, coordinated, and communicated back to you through a single project manager. Hiring Lockett & Farley gives you access to a coordinated team of architects and mechanical, electrical, structural, and civil engineers to offer a breadth of knowledge regarding site selection with constructibility in mind. We often produce test fits so client's can have a visual understanding of how a site or building will meet their needs.

If we find something on the site requiring additional expertise, we have established relationships with partners (environmental engineers, geotechnical engineers, surveyors) to get the answers you need. Their data will be compiled into our final report and analyzed in our site recommendations for your clarity.



Our Process

Our team works discreetly with authorities having jurisdiction (AHJs) and local leaders to research your site and gather relevant data. You'll enter the negotiating room with transparency on extra financial outlay that would differentiate one site from a similar site and the anticipated timeline for getting the site through permitting.

Your final deliverable is a report with our detailed findings, which could include:

- Site summary
- Risk assessments for areas of concern
- P1ESA, P2ESA, geotechnical, asbestos/lead testing, and other custom reports
- ALTA, topographic, or other surveys
- Any additional supporting documents from our research such as:
 - » As-built documents
 - » Permit applications
 - » Utility maps
 - » Portions of local ordinances applicable to your site



What knowledge would make you comfortable with your next real estate decision?

Let's talk about developing a custom solution to get you the answers you need.

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