



INTEGRA REALTY RESOURCES

# IRR | DALLAS

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





# 29+

years serving the  
Texas market

## *IRR®—INTEGRA REALTY RESOURCES—*

provides world-class commercial real estate valuation and counseling services to both local and national top financial institutions, developers, corporations, law firms, and government agencies. As one of the largest independent property valuation and counseling firms in the United States, we provide our diverse array of clients the highly informed opinions and trusted expert advice needed to understand the value, use and feasibility of their real estate. *IRR. Local expertise. Nationally.*

# 1,205+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Fountain Place, 1445 Ross Ave., Dallas TX 1,297,418 SF**
- **Ross Tower, 500 N. Akard St., Dallas, TX 1,113,575 SF**
- **Fossil Headquarters, 901 S. Central Expy., Richardson TX 535,731 SF**
- **17Seventeen McKinney, 1717 McKinney Ave., Dallas, TX 369,017 SF**
- **One Legacy West, 7950 Legacy Dr., Plano, TX 307,824 SF**
- **Harwood No. 1, 2651 N. Harwood St., Dallas TX 105,550 SF**

### Industrial



- **Havertys Furniture, 770 Gateway Blvd., Coppel, TX 458,789 SF**
- **Proposed Development, NWQ of Hwy. 67 & Hwy. 287, Midlothian, TX 1,198,056 SF**
- **Proposed DHL Logistics, 5310 W. Airport Fwy., Irving, TX 220,158 SF**
- **R+L Carriers, 2831 Walton Walker, Dallas, TX 207,056 SF**
- **Intermodal Business Center, 1704 S. Interstate 45, Hutchins, TX 120,960 SF**
- **Southern Champion Distillery, 2110 & 2114 McDaniel Dr., Carrollton, TX 72,800 SF**

### Multifamily



- **Proposed Grandscape, 5750 Grandscape Blvd., The Colony, TX 308,436 SF/345 Units**
- **Proposed ZOM Galleria, 5327 LBJ Fwy., Block 7019, Dallas, TX 300,227 SF/400 Units**
- **Windrose Tower, 7901 Windrose Ave., Plano, TX 255,884 SF/102 Units**
- **Proposed Love Field BFR Community, 4630 March Ave., Dallas TX 176,768 SF/64 Units**
- **Hood Street High-Rise Apartments, 2914 Hood St., Dallas, TX 106,942 SF/108 Units**
- **University Park Townhomes, 4108, 4112, 4116 University Blvd., Dallas TX 26,609 SF/11 Units**

### Hospitality



- **Rosewood Mansion, 2821 Turtle Creek Blvd., Dallas, TX 97,114 SF/143 Rooms**
- **The Statler Hilton, 1914 Commerce St, Dallas, TX 492,137 SF/159 Rooms**
- **The Magnolia Hotel, 1401 Commerce St., Dallas, TX 286,833 SF/327 Rooms**
- **Residence Inn by Marriott, 4343 Frisco Green Ave., Frisco, TX 219,119 SF/300 Rooms**
- **Proposed Cattlemen's Court, Destination Dr., The Colony, TX 130,00 SF/180 Rooms**
- **Proposed Aloft, NWC Central Expy. & Montgomery Blvd., Allen, TX 82,445 SF/140 Rooms**

### Retail



- **Hillcrest McFarlin Shopping Center, 3406 McFarlin Blvd., University Park, TX 19,026 SF**
- **Outlets at Hillsboro, 104 NE. I-35, Hillsboro, TX 76645 345,864 SF**
- **Park West Plaza, I 2220-2240 Coit Rd. & 3911 Park Blvd., Plano, TX 75024 189,091 SF**
- **Hub 121, 7540 State Highway 121, McKinney TX 67,604 SF**
- **Starwood Village, 6363 Dallas Pkwy., Frisco, TX 54,400 SF**
- **Bardot Place, 3107-3119 Knox St., Dallas, Texas, 13,595 SF**

### Specialty Assignments



- **The Potters House, 6777 W Kiest Blvd, Dallas, TX 350,987 SF**
- **The Harbor Rockwall, 2059 Summer Lee Dr., Rockwall, TX 131,322 SF**
- **The Covenant School, 7300 Valley View Ln., Dallas, TX 113,591 SF**
- **Mitas Hill Event Center & Vineyard, 2300 Vineyard Hill, McKinney, TX 15,210 SF**
- **Tyler Athletic & Swim Club, 11208 Oak Creek Blvd., Tyler, TX 12,953 SF**
- **Eight Self-Storage Property Portfolio located in TX and OK**

## OUR VALUE PROPOSITION

IRR-Dallas provides valuation and consulting services for commercial real estate. We serve pension fund advisors, national and regional banks, DUS and HUD MAP mortgages bankers, investment advisory firms, Fortune 500 companies, private clients, developers, lenders, investors, governmental agencies, and other professionals concerned with the value and feasibility of real property. Over the past 25 years of serving many metropolitan areas of Texas, we have provided expertise on most major commercial properties in the Central Business Districts, suburban office and many business parks, industrial developments, single-family Public Improved District developments, retail properties including regional malls, lifestyle centers and power centers, as well as the largest multifamily properties in the region including mixed-use multifamily and high rise condominium developments. Additionally, we have experience in state and federal courts as expert witnesses. Testimony has involved such varied issues as bankruptcy, taxation and condemnation.



### Jimmy H. Jackson, MAI, Senior Managing Director

Mr. Jackson has 36+ years of real estate valuation and consulting experience. Prior to joining Integra, Mr. Jackson was one of the original two founding partners of Jackson Claborn, Inc. (JCI), a real estate consulting/valuation firm that was established in 1993. JCI grew to have one of the largest staffs of commercial and residential appraisers in the Southwest and has performed valuation and consulting on a vast number of commercial and residential property types across Texas. Mr. Jackson graduated from Texas Tech University in 1984 with a B.B.A in Finance with a Real Estate Emphasis. Mr. Jackson is a Certified General Real Estate Appraiser in the states of TX, NM and OK.



### Stephen T. Crosson, MAI, SRA, Managing Director

Mr. Crosson has 41+ years of experience in the valuation of virtually all types of real estate. Mr. Crosson co-founded Crosson Dannis, Inc. which became one of the largest independent owned appraisal firms in the SW United States. The Dallas CDI office became a branch office of National Valuation Consultants in 2015. At that time, Mr. Crosson became a Principal at Capright. Mr. Crosson is the National Practice Leader of the Litigation Special Practice Group at IRR which is the largest real estate valuation firm in the US. Mr. Crosson has served as an expert witness for many complex properties. His focus is primarily on litigation support and dispute resolution.



### Dennis C. Pertle, MAI, Managing Director

Mr. Pertle has 35+ years of real estate valuation and consulting experience. Mr. Pertle has extensive knowledge of various property types including low-income housing tax credit projects, conventional apartment complexes, student-oriented housing and other multifamily uses. Prior to joining IRR, Mr. Pertle operated his own multifamily residential real estate consulting/valuation firm that was established in 1994. Mr. Pertle graduated from Southern Methodist University with a B.B.A in Finance. He is a member of the Appraisal Institute. Mr. Pertle is a Certified General Real Estate Appraiser in the states of TX and OK.



### Michael M. Mauren, MAI, Managing Director

Mr. Mauren has 35+ years of real estate valuation and acquisitions of properties throughout the U.S., including medical office buildings, retail centers, industrial facilities, office complexes, hotels, auto dealerships, data centers, and mixed-use developments. Mr. Mauren has been involved in real estate acquisitions for institutional pension fund investors. In addition, he has worked for international consulting firms on a variety of real estate engagements including audits and valuation services. Mr. Mauren holds a master's degree in Land Economics and Real Estate from Texas A&M University and a B.B.A. in Finance.



### Ernest "Ernie" E. Gatewood, Senior Director

Mr. Gatewood has 40+ years in real estate valuation. This extensive experience has helped Mr. Gatewood to form an understanding of the dynamics of market forces in both increasing, as well as declining markets. Mr. Gatewood began his appraisal career at Crosson Dannis, Inc. where he spent 10 years specializing in master-planned communities. In 1991, Mr. Gatewood joined Heartland (Seattle, WA) as Acquisitions Director for Texas. In this role, Mr. Gatewood was key to the development of several single-family subdivisions, a property type that he specializes in still today. Mr. Gatewood also has experience with all property types and provides litigation support.



### Stephen M. Lechtenberg, Senior Director

Mr. Lechtenberg has 11+ years of real estate valuation and consulting experience. Mr. Lechtenberg has extensive knowledge of various commercial property types including industrial, multifamily, investment-grade real property and related tangible assets to provide opinions of value for purposes of mortgage lending, financial reporting, federal tax, capital lease testing, litigation support, PPA, estate tax planning/settlement, ad valorem taxation, property exchange and internal planning. Mr. Lechtenberg graduated from Texas Tech University in 2009 with a B.B.A in Finance. Mr. Lechtenberg is a Certified General Real Estate Appraiser in the states of TX, NM and OK.



### Tyler M. Cooper, Senior Director

Mr. Cooper has 8+ years real estate valuation and consulting experience. Mr. Cooper has extensive knowledge of various commercial property types including industrial, multifamily, investment-grade real property and related tangible assets to provide opinions of value for purposes of mortgage lending, sale or purchase, financial reporting, federal tax, capital lease testing, litigation support, PPA, estate tax planning/settlement, ad valorem taxation, property exchange and internal planning. Mr. Cooper graduated from Oklahoma State University in 2014 with a B.B.A. in Marketing.

## OUR CLIENTS

### Mortgage Banks/Services

- Access Bank
- Alliance Bank of Central Texas
- American Bank of Commerce
- American National Bank & Trust
- American National Bank of Texas
- Bancorp South Bank
- BankFinancial
- Bank of Desoto
- Bank OKZ
- Benchmark Bank
- BTH Bank
- Business First Bank
- Central National Bank
- Chambers Bank
- Citizens National Bank of Texas
- City Bank
- Community Bank & Trust
- Ennis State Bank
- FirstBank & Trust
- FirstCapital Bank Of Texas
- First Financial Bankshares
- First National Bank
- First United Bank
- First United Bank and Trust
- Frontier State Bank
- Grand Bank
- Grand Bank of Texas
- Green Bank
- Guaranty Bank & Trust
- Happy State Bank
- Herring Bank
- Homebank Texas
- Independent Bank
- Inwood National Bank
- Landmark Bank
- Legacy Bank
- National United
- North Dallas Bank & Trust
- MapleMark Bank
- Midfirst Bank
- Oakwood Bank
- Origin Bank
- PlainsCapital Bank
- Prosperity Bank
- Providence Bank
- PrimeBank
- Simmons Bank
- Sunflower Bank
- Texas Community Bank
- Texas Bank & Trust
- Valliance Bank
- Veritex Bank

### Law Firms/Accounting

- Bruner & Bruner, PC
- Calhoun, Bhella & Sechrest LLP
- Canterbury Gooch Surratt Stein Gaswirth & Jones
- Coats | Rose
- Elliott, Thomason & Gibson
- Fidelity National Law Group
- Fisher Holmes & Turner
- Koning Rubarts LLP
- Law Offices of Theodore
- Lustig Looper, Reed & McGraw
- McGlinchey Stafford
- Pennington Hill, LLP
- Polsinelli
- Ryan Law
- Shamoun & Norman, LLP
- Strasburger & Price
- The Johnson Firm
- Thompson & Knight
- White & Case LLP
- Winthrop Couchot Golubow Hollander, LLP

### Government & Organizations

- Allen Economic Development Corporation
- City of Celina
- City of Dallas - Real Estate Div.
- City of Lewisville
- City of North Richland Hills
- City of Plano
- City of Royse City
- City of Sachse
- City of Tomball
- Club Municipal Management District
- Forney Economic Development Corporation
- Orange County's Credit Union
- Travis County Corporations
- TXDOT
- United States Postal Service
- U.S. Army Corps of Engineers
- U.S. Small Business Administration
- U.S. Department of Justice, ENRD Expert Contracting Unit

### Commercial Brokers/Developers

- Bandera Ventures, LTD
- Blue Star Land, L.P.
- Centurion American Developers
- CB Richard Ellis
- Dowdle Real Estate
- Gaedeke Group
- Harris Real Estate
- Holt Lunsford
- Commercial/Frontier Equities
- Huffines Communities
- Jordan Realty Advisors
- North Preston Properties
- Skorborg Company
- Silver Tree Partners
- Stifel Nicolaus & Co., Inc
- The Bylar Companies
- Worth Williams Properties
- Younger Partners

### Institutional Lenders

- 2MR Capital
- Berkadia Commercial Mortgage
- BridgInvest
- GE Real Estate
- Jefferies, LLC
- Northmarq
- Rainer Capital Management
- RDK & Associates
- Sun Capital Advisors
- Sun Life Assurance Company

# 50+

# 60+

● Caribbean | Puerto Rico

Caribbean | Puerto Rico



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