



Risinger
Development

Risinger Development

Infrastructure-Led Land Development

Kansas City Metro

HOW WE CONTROL LAND, REMOVE ENTITLEMENT RISK, AND CREATE VALUE BEFORE VERTICAL CONSTRUCTION



About Risinger Development

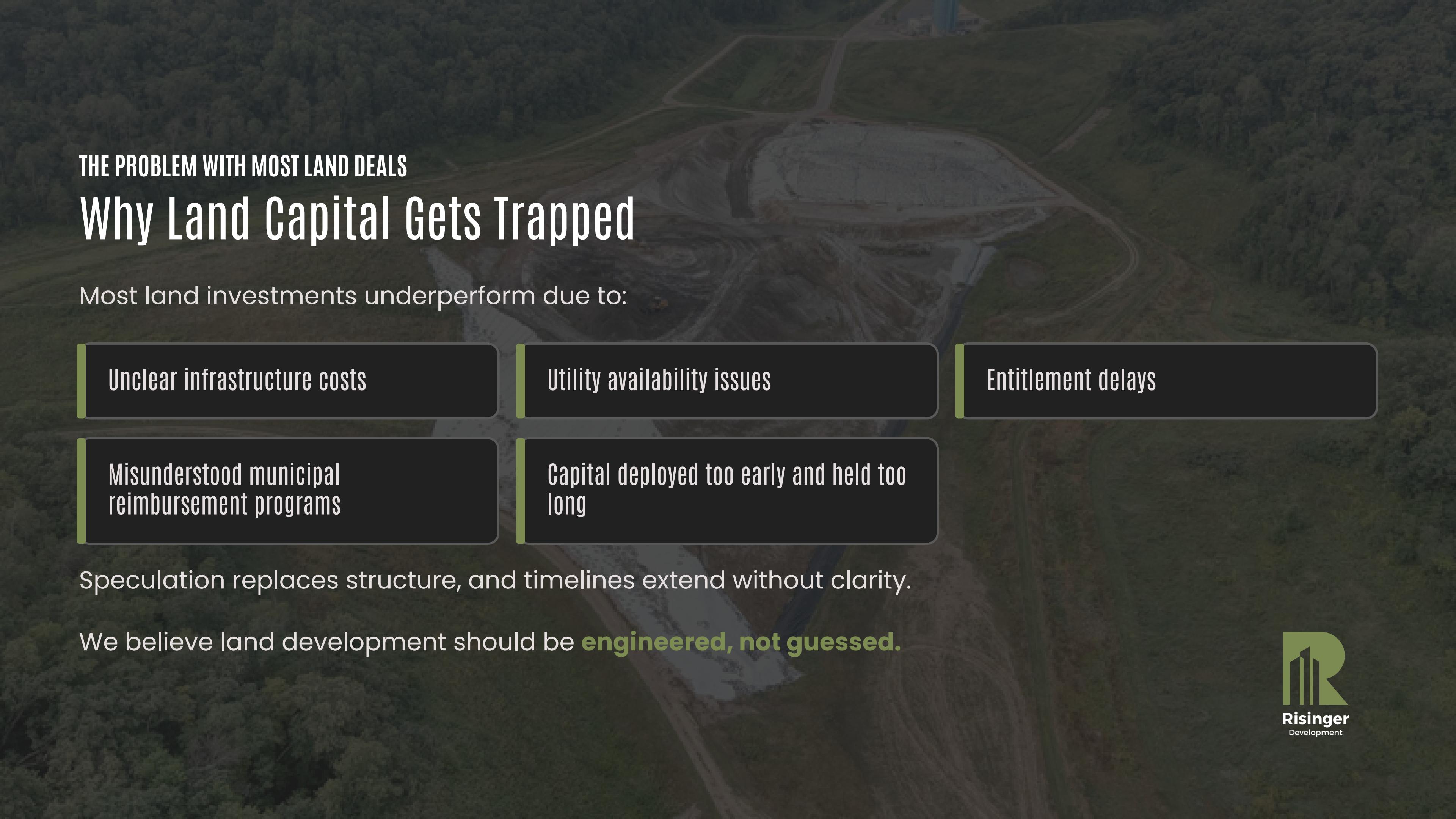
Risinger Development is a Kansas City-based land development firm focused on horizontal infrastructure, entitlements, and execution certainty. Our core expertise lies in utilities, stormwater, roadway systems, and municipal coordination — the foundational work that determines whether a project is viable long before vertical construction begins.

Rather than relying on speculation or market timing, we focus on **structured land control and phased risk reduction**, positioning projects for clean exits, joint ventures, or institutional-grade construction financing.

Primary project types

- Single-family subdivisions
- Multi-family and mixed-density developments
- Mixed-use land projects
- RV parks and specialty land uses



The background of the slide is a dark, slightly grainy aerial photograph of a large-scale construction or land development project. The site features a complex network of dirt roads, some paved roads, and large, graded areas of earth. In the distance, there are some industrial buildings and possibly a body of water. The overall scene conveys a sense of major infrastructure work in progress.

THE PROBLEM WITH MOST LAND DEALS

Why Land Capital Gets Trapped

Most land investments underperform due to:

Unclear infrastructure costs

Utility availability issues

Entitlement delays

Misunderstood municipal
reimbursement programs

Capital deployed too early and held too
long

Speculation replaces structure, and timelines extend without clarity.

We believe land development should be **engineered, not guessed.**

OUR PHILOSOPHY

Infrastructure First. Capital Second.

We do not deploy significant capital until:



Infrastructure feasibility is validated



Utilities are coordinated



Entitlement pathways are defined



Exit strategies are identified

Our role is to **remove uncertainty first**, then scale capital exposure responsibly.

Our Development Model

Phase 1 – Land Control

- Purchase agreements structured for flexibility
- Earnest money sized for control, not overexposure
- Defined diligence and entitlement timelines

Phase 2 – Entitlement & Infrastructure Execution

- Engineering and utility coordination
- Zoning, annexation, and approvals
- Infrastructure reimbursement analysis (when applicable)
- Cost certainty before vertical decisions

Phase 3 – Monetization or Vertical Partnering

- Sale of entitled land
- Joint ventures with builders
- Construction financing with reduced risk profile

Each phase is capitalized independently.

How We Work With Capital Partners

We align capital with risk and duration.

Land Control / Earnest Capital

- Short-term deployment
- Defined return profile
- Secured project position
- Repaid at entitlement milestone or closing

Entitlement & Infrastructure Capital

- Preferred return structure
- Upside participation after de-risking
- Aligned with execution milestones

We do not raise blind pools or deploy capital without structure.



Why Our Model Works

Infrastructure is the most critical — and least understood — component of development.

Our experience allows us to:

- Identify fatal flaws early
- Prevent prolonged capital exposure
- Price infrastructure accurately
- Deliver execution certainty

This discipline consistently produces cleaner exits and stronger partnerships.



Next Steps

We selectively work with:

High-net-worth individuals

Family offices

Private capital seeking structured land exposure

Developers seeking infrastructure-aligned partners

Request access to current opportunities below.

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