



VALUATION & ADVISORY

# ASSESSMENT SERVICES

FOR UNDEVELOPED LAND

Owning land comes with opportunity—and responsibility. Whether you're planning to sell, develop, or simply understand the potential of your property, Cushman & Wakefield's Assessment Services provides the insights you need to make informed, confident decisions.

We offer a full suite of due diligence services tailored to land ownership, including Environmental Site Assessments (ESAs), zoning analysis, and other critical reports that help you uncover risks, understand regulatory requirements, and unlock value. Our team works closely with landowners to deliver clear, actionable findings that support everything from entitlement planning to long-term investment strategies.

With the global reach of one of the world's largest commercial real estate services firms and the personalized attention of a boutique provider, we're your trusted partner in navigating the complexities of land ownership—no matter the size, location, or vision for your property.

## KEY CAPABILITIES

- Phase I Environmental Site Assessments (ESAs)
- Zoning Reports
- ALTA/NSPS Land Title Surveys
- Third Party Desktop Reviews

## WHY CUSHMAN & WAKEFIELD

- Streamlined processes and resources to handle multiple projects at scale
- Independence that avoids conflicts and help uncover hidden liabilities
- Quick implementation to minimize business interruption
- Deep expertise in technical, regulatory, and market standards including ASTM, HUD, Fannie/Freddie, and other requirements
- Standardized executive summaries to facilitate efficient reviews
- Seamless information flow between our clients, our team, and service providers
- Third-party assessment deliverable reviews in a standard format



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