

# JARED HELMBERGER, P.E.

Founder & President, Bear Land Company · Land Development Strategist

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**1,100 AC**

LARGEST PROJECT LED

**10+ YRS**

LAND DEVELOPMENT

**TX P.E.**

LICENSED · #130231

**3rd Gen**

DFW CIVIL ENGINEER

## EXPERTISE

Land development strategy

Site selection

Feasibility & due diligence

Entitlements & zoning

Site planning

Risk analysis

Permitting

Fee development

Construction oversight

Sustainable design

## SOFTWARE

AutoCAD · Civil 3D · InfraWorks  
Illustrator · InDesign  
ArcGIS · Notion · Claude AI

## EDUCATION & CREDENTIALS

### Professional Engineer, Texas

License #130231

### B.S., Civil Engineering

Texas Tech University  
2013

### Social Enterprise Unicorn (SE-U) Cohort

Hunt Institute, SMU  
2024

## PROFILE

Third-generation Dallas–Fort Worth civil engineer and land development strategist who reads a site through the pro forma, not just the plan set. I navigate the technical side of real estate development, from feasibility through construction, while communicating clearly with non-technical stakeholders. Experience spans residential, master-planned, retail, mixed-use, industrial, and multifamily projects. I collect the right facts early and turn complex challenges into simple, elegant solutions.

## SELECTED PROJECTS

### Painted Tree · McKinney, TX 1,100 AC · MASTER PLAN

Master-developer support and technical oversight for a 1,100-acre community by Oxland. DFW’s largest-ever Phase I; voted Dallas Business Journal’s Best Real Estate Deal, 2021.

### Cyrene at Hickory Creek · Denton, TX 14 AC · BUILD-TO-RENT

Owner representation as master developer: zoning & entitlement lead, consultant procurement, and technical oversight. Closed an on-site gas well and negotiated off-site utility easements with a neighboring HOA.

### Falcon Crossing · Mansfield, TX 5.67 AC · MIXED-USE

Strategy through final civil engineering for 42 townhomes plus 21,200 SF of commercial shell: entitlements, TIA, downstream assessment, and survey.

### Shoppes at Virginia · McKinney, TX 2.5 AC · COMMERCIAL

Pre-development through final civil design for a commercial site by Banyan: site plan support, preliminary engineering, and technical collaboration.

## EXPERIENCE

**Founder & President** · Bear Land Company Nov 2020 – Present

**Vice President** · Oxland Advisors, LLC Jun 2021 – Dec 2022

**VP · Sr. Project Manager** · Epsilon Land Development Apr 2019 – Oct 2020

**Project Manager / Civil Engineer** · Claymoore Engineering Jan 2018 – Mar 2019

**Civil Engineering Analyst** · Kimley–Horn and Associates Jan 2014 – Dec 2017

**Adjunct Professor** · Collin College 2020 – 2021