

Duke Development Services

Duke Development Services advises owners and investors in creating and executing real estate development projects by providing:

- Project financial feasibility
- Site due diligence
- Assistance with obtaining project financing
- Management of the entitlement and design process
- Assistance with the execution of construction
- Evaluation of disposition or operations of real estate assets

24 Years of Experience

Melissa Chamrad, owner of Duke Development Services, LLC, has a combined 24 years of experience in the construction and real estate industry and has been involved in all areas of the development process. She is passionate about advising the owners and investors she works with. She seeks an in depth understanding of their goals by developing a trusting relationship with her clients. She works alongside her clients step by step to deliver high quality, accurate, timely, and creative solutions for their real estate endeavors. She thinks through each project from the owner's point of view.

Melissa has been involved in master planning and strategic visioning for real estate projects and has executed projects from concept to build out. She has advised owners and investors in developing office, retail, restaurant, mixed-use, and multi-family projects. Her contributions range from negotiating land contributions, financial analysis and project financing to managing ground up entitlement, design and execution through construction. As a former CFO, her background in finance and accounting provides a detailed approach to evaluating real estate opportunities and a comprehensive understanding of project economics. Her understanding of the strategic components of a project and the important sequencing of key milestones provide a unique attention to detail for clients.



Project Experience

The Quarry Center, 40,000 sf mixed use retail and office building with subgrade parking. Ground up development, San Antonio, TX

Huntington Office Bldg., Phase 1, 50,000 sf office building with surface parking. Ground up development, San Antonio, TX

Starbucks, Approximately 2,500 sf, ground up construction, San Antonio, TX

Upton at Longhorn Quarry, 306 unit multi-family project executed with NRP Development. Ground up development, San Antonio, TX

Ridgeline at Rogers Ranch, 299 unit multi-family project executed with Embrey Partners. Ground up development, San Antonio, TX

River Mill Redevelopment, Approximately 1M sf existing non-operational textile mill buildings on 28 acres of land on the Guadalupe River, Rehab and ground up development, New Braunfels, TX.

B & B Smokehouse Restaurant, 5,500 sf free standing restaurant building with surface parking. Ground up development, San Antonio, TX

Valley Hi Retail Center, 4,000 sf strip retail center with 4 suites with surface parking. Demo of existing retail and new ground up development, San Antonio, TX

Redland Road Retail, Retail and Pad Site Development, 13-acre site planned for strip retail and pad sites. Entitlement and master planning, San Antonio, TX

Contact us to get your project started!

Duke Development Services

Project Experience



The Quarry Center, 250 E Basse Road, San Antonio, TX

40,000 sf mixed use retail and office building with subgrade parking

Represented land owner, ground up development

Prepared and analyzed financial feasibility

Obtained project financing

Managed general contractor/architect/engineer

Selected finish out for common areas

Negotiated tenant leases and coordinated all tenant finish out

Prepared cash flows and project performance reports



Huntington Office Bldg., Phase 1, 3424 Paesanos Parkway, San Antonio, TX

50,000 sf office building with surface parking

Represented land owner, ground up development

Prepared and analyzed financial feasibility

Obtained project financing

Assisted PM with oversight of general contractor/architect/engineer

Selected finish out for common areas

Negotiated tenant leases and coordinated all tenant finish out

Prepared cash flows and project performance reports



Starbucks, NW Military Highway and Loop 1604, San Antonio, TX

2,500 sf

Ground up construction

Prepared and analyzed financial feasibility

Obtained project financing

Assisted PM with oversight of general contractor/architect/engineer

Negotiated tenant lease with in-house broker

Prepared cash flows and project performance reports



Upton at Longhorn Quarry, 4906 Wurzbach Parkway, San Antonio, TX

306 unit multi-family project executed with NRP Development

Represented land owner, ground up development

Prepared financial feasibility and proformas

Negotiated contribution of the land

Coordinated with all stakeholders and legal counsel to finalize development agreements

Coordinated development terms with separately owned adjacent tracts

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Project Experience



Ridgeline at Rogers Ranch, 3231 North Loop 1604 West, San Antonio, TX

299 unit multi-family project executed with Embrey Partners
Represented land owner, ground up development
Prepared financial feasibility and proformas
Negotiated contribution of the land
Coordinated with all stakeholders and legal counsel to finalize development agreements
Coordinated development terms with separately owned adjacent tracts



B & B Smokehouse Restaurant, 2619 Pleasanton Road, San Antonio, TX

5,500 sf free standing restaurant building with surface parking.
Demo of existing restaurant, represented land owner, new ground up development
Prepared financial feasibility and proformas
Obtained project financing
Managed demo/contractor/architect/engineer
Secured ICRIP funds from the City of San Antonio
Prepared cash flows, project performance reports, and construction draws



River Mill Redevelopment, 550 Porter Street, New Braunfels, TX

Approximately 1M sf of existing non-operational textile mill buildings on 28 acres of land on the Guadalupe River. Projects includes demolition of existing structures, retention of original building with integrated new construction, offsite public improvements, development of onsite infrastructure, and new development consisting of hotel, office, retail, and multi-family

Prepared financial feasibility and proformas
Obtained preliminary public funding
Managed architect/landscape architect/engineer during master planning
Completed master plan and coordinated with hotel/multifamily/retail/office developers
Presented the master plan to the City of New Braunfels and Comal County staff

Valley Hi Retail Center, 207 Valley Hi Drive, San Antonio, TX

4,000 sf strip retail center with 4 suites with surface parking
Demo of existing retail, represented land owner, new ground up development

Prepared financial feasibility and proformas
Obtained project financing
Managed demo/contractor/architect/engineer
Coordinated relocation of utilities with CPS and neighboring retail
Prepared cash flows, project performance reports, and construction draws

Redland Road Retail, Retail and Pad Site Development, NE Corner of Redland Road and Loop 1604, San Antonio, TX

13-acre site planned for strip retail and pad sites. Entitlement and master planning.

Prepared financial feasibility and proformas
Managed site planning
Secured sewer connection with landowner to the south across Loop 1604

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