RYAN
DEVELOPMENT GROUP

LAND DEVELOPMENT AND REAL ESTATE INVESTMENT,
CENTRAL TEXAS

The groundwork beneath every great neighborhood.

Ryan Development Group acquires, entitles, and develops residential land and select commercial sites across Central Texas. We deliver finished lots and well positioned projects by combining disciplined underwriting, creative deal structuring, and hands on development experience from acquisition through execution.

MARKET
Central Texas, Austin-San Antonio corridor

TRACK RECORD
Involved with more than 40 land development projects across the market

FOUNDATION
Aerospace Engineering and Master of Land and Property Development, Texas A&M

PUBLIC ROLE
Municipal Utility District Board Director



WHAT WE DO

Disciplined underwriting. Hands on execution.

We pursue opportunities across residential land, commercial real estate, and select development and redevelopment projects where thoughtful planning, strong relationships, and disciplined execution can create long term value for our partners and investors.

Our work covers the full arc of a project: evaluating the property, structuring the acquisition, securing entitlements, delivering infrastructure, managing construction, and guiding each asset to disposition or long term ownership.

INVESTMENT FOCUS

- Residential land development
- Infill and redevelopment
- Retail and commercial development
- Value add real estate
- Strategic land investments



ILLUSTRATIVE CONCEPT RENDERING

GEOGRAPHY

Our work is concentrated along Interstate 35 between Georgetown and San Antonio and in the growth markets that surround it: Williamson, Travis, Hays, Comal, Guadalupe, and Bexar counties. Operating locally means we know the engineers, contractors, municipalities, and utility providers each project depends on.

HOW A PROJECT MOVES

01	02	03	04	05
Evaluate	**Structure**	**Entitle**	**Build**	**Deliver**
Market demand, site conditions, infrastructure capacity, entitlement path, and capital requirements.	Acquisition terms and capital structures that protect the downside while preserving upside.	Zoning, platting, utility agreements, and municipal coordination.	Grading, utilities, drainage, roadways, and retaining systems, on budget and on schedule.	Finished lots to home builders, completed projects to tenants and buyers, or long term ownership.

LEADERSHIP

Tim Ryan

FOUNDER AND PRINCIPAL

Engineering foundation (B.S. Aerospace Engineering, Texas A&M), Master of Land and Property Development, and hands on experience across more than 40 land development projects in the Austin-San Antonio market. Municipal Utility District Board Director.

Gina Bonatti

CHIEF OF STRATEGY

Strategic leader in digital infrastructure, data centers, and AI infrastructure across the Americas. Previously Chief of Staff & Strategy at Infrastructure Masons (iMasons). Focuses on strategic growth, industry partnerships, and technology driven demand.

WORK WITH US

Investors, property owners, brokers, and capital partners: tell us who you are at **www.ryandevgroup.com/contact** and we will route your inquiry to the right conversation. Project materials are shared privately with qualified investors.

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any security. Individual projects are not identified out of respect for our partners. Detailed experience and references are available to qualified investors and lenders on request.