REAL ESTATE ASSET MANAGER

(Job Number: 1900010S)

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Building a career at Granite may be the most valuable thing you could do...

Are you interested in the opportunity to work for an industry-leading company that will give you the experience and exposure you need to build your career and personal brand? If so, then you've come to the right place!

Since 1922, Granite Construction has continued its long standing commitment to building some of America's largest infrastructure projects including highways, bridges, dams, rail, and power. Recognized as one of the top 25 largest construction companies in the U.S., Granite specializes in complex infrastructure projects and provides award-winning construction services in mining, earthwork, water/sewer, power, tunneling, rail, highway and bridge construction. Granite also produces construction materials-sand, gravel, ready-mix, recycled asphalt product and asphalt concrete, and is a proven leader in alternative procurement project delivery.

At Granite, our employees are our most valued asset and we are passionate about retaining, developing, and recruiting the best talent available. Our employees reflect our core values: Honesty, Integrity, Fairness, Accountability, Consideration of Others, Pursuit of Excellence, Reliability Safety and Citizenship and we are continuously looking for individuals who possess a winning attitude and share our Core Values. In exchange, we help you build a career that no other company can duplicate. You will be part of a learning culture, where teamwork and collaboration are encouraged, excellence is rewarded, and diversity is respected and valued. Add our award winning safety program, ethics, reputation, and a commitment to continuous improvement and you'll see that we are building more than infrastructure—together, we are building your future

General Summary

This position is responsible for the optimization of the group's real estate assets by providing oversight, analysis, and guidance to management on all aspects of real estate, including reviewing, revising and negotiating real estate leases and purchase agreements.

Essential Job Accountabilities

1. Perform periodic real estate portfolio evaluation, and monitoring with regional management to encourage timely and beneficial real estate management decisions, including disposition through the sales process for selected properties as identified by company policy

2. Provide leadership, financial analysis, and direction for the group's real estate activities to ensure effective and fiscally prudent decisions and execution.

3. Conduct market research and highest & best use evaluations. Acquire knowledge of each market including current and future trends in demographics, job growth, economic drivers, current and

forecasted product supply, as well as any additional market drivers to support effective end-use planning.

4. Work with business units to align real estate activities with the company's Sustainability Plan to encourage responsible land stewardship, and positive brand recognition.

5. Work with business units to develop and implement business plans for each asset, taking the full asset lifecycle into consideration to maximize land residual value.

6. Manage the group's real estate investments, including partnership agreements and overall interest in investments, including partner relations to maximize value, coordinate divestment when appropriate, and ensure compliance with company credit covenants and other company policies and procedures.

7. Determine proper accounting treatment for all real estate investment ventures to ensure accurate accounting and compliance.

8. Review and consolidate quarterly financial information received from real estate investment partners' to ensure accurate and timely reporting.

9. Advise management on the accounting and financial implications of real estate activities to support sound decision making.

10. Serve as support role for environmental compliance activities at properties (facilities and shops) including coordination and management of inspections, compliance evaluations, environmental permit/plan management and document control/management.

11. Coordinate with various company departments (i.e.: General Accounting, Legal, Tax, Treasury, Corporate Development, Operations), and outside parties (i.e.: tax preparers, venture partners, lenders, attorneys, brokers) to support business objectives and ensure compliance.

Education

- Bachelor's Degree required
- Master's Degree in related field a plus
- CPA or CPA candidate a plus
- Real Estate License preferred

Work Experience

- 5+ years' experience in related field
- 5+ years project management experience

Knowledge, skills, and abilities

• Ability to manage complex commercial real estate transactions from initial negotiations to close

• Ability to evaluate and manage commercial real estate leases

• Advanced understanding of GAAP-basis reporting and tax-basis reporting of real estate transactions

• Excellent spreadsheet skills and ability to build complex Real Estate related financial models using Microsoft Excel

• Proven strategic, analytical and financial analysis skills.

• Strong computer skills (Microsoft Office, Access, JD Edwards, etc.)

• Ability to work independently and properly manage/prioritize resources and projects

• Superior analytical and problem-solving skills, with demonstrated ability to provide creative solutions to real-time challenges

• Ability to work in high production environment and respond quickly and effectively under pressure and deadlines

• Team player, with strong leadership skills, who can operate effectively within a matrix management environment

• Excellent consultative and communication skills (written & oral) and ability to interface effectively with all internal and external stakeholders and effectively disseminate information

• Internally motivated to seek out answers, generate ideas, and develop new skills

Physical Demand

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. While performing the duties of this job, the employee is regularly required to talk and hear. The employee frequently is required to stand, walk, sit and use hands to operate a computer keyboard. The employee is occasionally required to reach with hands and arms. The employee must occasionally lift and/or move up to 10 pounds. Specific vision abilities required by this job include close vision, and ability to adjust focus. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Additional Requirements/Skills

• Comply, understand, and support corporate safety initiatives to ensure a safe work environment

• Ability and willingness to abide by the company's Code of Conduct on a daily basis

• Valid driver’s license and ability to drive for extended periods of time

• Occasional overnight travel may be required

About Granite Construction Incorporated

Granite Construction Incorporated is a member of the S&P 400 Index and is the parent company of Granite Construction Company, one of the nation's largest heavy civil contractors and construction materials producers. Granite Construction is an Affirmative Action/Equal Opportunity Employer of Minorities, Females, Protected Veterans, Individuals with Disabilities and a Drug-Free Workplace. For additional information on applicant/employee rights please click here.

Notice to Staffing Agencies

Granite Construction, Inc. and its subsidiaries ("Granite") will not accept unsolicited resumes from any source other than directly from a candidate. Any unsolicited resumes sent to Granite, including unsolicited resumes sent to a Granite mailing address, fax machine or email address, directly to Granite employees, or to Granite's resume database will be considered Granite property. Granite will NOT pay a fee for any placement resulting from the receipt of an unsolicited resume. Granite will consider any candidate for whom an Agency has submitted an unsolicited resume to have been referred by the Agency free of any charges or fees. Agencies must obtain advance written approval from Granite's recruiting function to submit resumes, and then only in conjunction with a valid fully-executed contract for service and in response to a specific job opening. Granite will not pay a fee to any Agency that does not have such agreement in place. Agency agreements will only be valid if in writing and signed by Granite's Human Resources Representative or his/ her designee. No other Granite employee is authorized to bind Granite to any agreement regarding the placement of candidates by Agencies.

Area of Interest Granite Land Company

Primary Location US-TX-The Woodlands

Schedule Full-time