



DAWSON DEVELOPMENT COMPANY

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CARL D DAWSON, JR.

PROFILE

As a residential community and land developer and sole proprietor of DAWSON DEVELOPMENT COMPANY, INC., my primary goal is to meet the needs and desires of today's homebuyers. With 41 years of experience in the industry, I have developed a deep understanding of the real estate market and the evolving preferences of homebuyers within Clay, Duval, and St. Johns Counties. I have worked with a range of professionals, including architects, engineers, contractors, and interior designers, to create communities that are not only aesthetically pleasing but also functional, comfortable, and sustainable. I am also committed to working closely with local governing bodies to ensure that my developments are in harmony with the surrounding neighborhoods and enhance the quality of life for residents.

A successful well-designed residential community development is one that enhances the quality of life for all residents and can bring people together, promote healthy living, and create a sense of pride and belonging.

Overall, I am driven by a passion for innovation, a commitment to excellence, and a dedication to creating homes and communities that exceed the expectations of my clients and contribute to the overall well-being of our communities. As the owner of a residential real estate development company, I am proud to be part of an industry that plays a vital role in shaping the future of our communities.

PROFESSIONAL HISTORY

**OWNER/PROPRIETOR
DAWSON DEVELOPMENT COMPANY, INC.**
1987 – Present

Developed twenty-one successful single-family subdivisions in Clay, Duval, and St. Johns Counties. These properties include Hammond Forest, Silverfield, Wynfield, Habersham Harbour III, Belle Rive IV, Baypoint of Cunningham Creek Plantation, Bartram Trail, Westin, Bartram Plantation, Emily's Walk, Dawson's Creek, Dorothy's Landing, Wexford Chase, Summerton and Ballastone, Hartsfield Oaks and Somerset totaling over 1700 lots. Other services encompassed lot brokerage, commercial property purchase & sales, development management & consultation, imminent domain negotiation, wetland mitigation and lessees' representation for commercial space.

EARLY CAREER

**ASSET MANAGER/SITE DEVELOPER
THE HASKELL COMPANY**
February 1986 – February 1987

Managed a \$20M office building portfolio and spearheaded occupier-led, built-to-suit real estate transactions.

**PROJECT MANAGER
STOKES & COMPANY**

July 1984 – February 1986
Butler Northwest, a 60-acre Business Park with office hotel and retail sites at J Turner Butler & I-95, and Deer Creek, an 895-acre golf and residential community.

**LEASING & SALES AGENT
PROPERTY SERVICES INC.**

November 1982 – July 1984
Built business cases and financial projects for real estate projects; negotiated contracts for Office Buildings (Southeast Bank Building), Warehouses, and Shopping Centers.

CREDENTIALS & CIVIC ENGAGEMENT

**FLORIDALICENSED REAL ESTATE BROKER
ROTARY CLUB OF WEST JACKSONVILLE
NORTHEAST FLORIDA HOME BUILDERS ASSOCIATION
THE 200 CLUB OF JACKSONVILLE
TIMIQUANA COUNTRY CLUB**

EDUCATION

**1979
BACHERLOR OF ARTS, ENGLISH
UNIVERSITY OF SOUTH FLORIDA**