



G. Walter Floyd, SIOR, CCIM

Founding Principal
Floyd Ventures

Mr. Floyd founded Floyd Ventures in 2015 after 25 years of previous commercial real estate experience. The goal of this venture is to acquire commercial real estate with conservative leverage and provide risk adjusted returns for his investors.

CAREER HIGHLIGHTS

[Brokerage Career 1991 – 2014](#)

Mr. Floyd has been responsible for the leasing, disposition and acquisition of over 30,000,000 square feet of office, industrial facilities and freight terminals throughout the country. He has been involved in over 700 assignments with a value of over \$500,000,000.00 since 1991, when he started with Huff Brouse McDowell & Montesi. There he became the youngest partner at Huff Brouse McDowell & Montesi in 1994.

[Morris-Floyd Capital Partners - Retail Acquisitions and Re-Development 2010 - 2014](#)

Mr. Floyd is the co-founder of Morris-Floyd Capital Partners. While at Morris-Floyd, Mr. Floyd was responsible for the acquisition, financing, equity raise and management of 9 assets totaling 916,000 square feet with capitalization value of \$100 million. He has also assisted in negotiating over 50 leases and completed over \$18 million in construction.

[Texas Industrial Real Estate - Industrial Acquisitions and Re-Development 1994 - Current](#)

Prior to Morris-Floyd Capital Partners, Mr. Floyd acquired 18 value-added industrial assets totaling approximately 600,000 square feet. In the majority of these acquisitions he has been solely responsible for construction, financing, due diligence, management and leasing. The value of the projects, that he has been the general partner on, exceeds \$50 million. He has also participated in 10 other acquisitions, giving him the unique ability in understanding the equities position as a limited partner.

[Venture Associates 2009 - Current](#)

Mr. Floyd has been a General Partner and owner of these 7 assets totaling over 350,000 square feet in the Washington D.C. suburb market. He became managing partner of these assets in 2014.

[Affiliations and Recognitions](#)

Mr. Floyd earned his Certified Commercial Investment Member (CCIM) designate, which is an internationally recognized designation identifying a high level of knowledge and experience in investment real estate. He has also earned the Society of Industrial and Office Realtors (SIOR) designation, a professional symbol of one of the highest levels of knowledge, production, and ethics in the real estate industry.

He was a founding Principal of NAI Huff Partners, LP, until their merger with Transwestern in 2011 and served as a Principal there until 2014. His tenacity for securing the best deals for each of his clients has earned him many awards, including CoStar Power Broker, CoStar Top DFW Industrial Broker, Dallas Business Journal Heavy Hitters, Forth Worth Business Journal 40 under 40, NAI Global Elite Top Performer and Huff Partners "Top Producer of the Year" award, all on multiple occasions. In his Transwestern role Mr. Floyd specialized in all aspects of commercial real estate development, investment, acquisition and disposition in the DFW area and beyond.

EDUCATION

Mr. Floyd received a Bachelor's degree in Marketing from Texas Christian University -

1991
Society of Industrial and Office Realtors (SIOR)

Certified Commercial Investment Member (CCIM) ICSC

DESIGNATIONS & MEMBERSHIPS

K Life Board Member
Member of Christ Chapel Bible Church
Texas Real Estate Broker
National Association of Realtors
Steeplechase Club
River Crest Country Club
Kappa Sigma Alumni
National Association Corporate Real Estate (NACOR)
ICSC Member

RETAIL EXPERIENCE

Bradford Plaza - Stillwater, OK: Arranged the equity for the all-cash purchase from Midland Special Servicer of a 96,000 square foot shopping center anchored by Old Navy, Famous Footwear, and Cato.

Worthington Place - Worthington, OH: Arranged the equity for the all-cash purchase from GE Credit Equities of a 135,000 square foot enclosed mall anchored by Kroger's Fresh Fare, Talbots, Chicos, Jos A Bank, "Orvis" and First Watch.

Military Road Plaza - Benton, AR: Arranged the equity and bank debt for the purchase and renovation of the 118,000 square foot neighborhood anchored center anchored by JC Penney.

The Neighborhood Shoppes at Polaris - Columbus, OH: Arranged the equity and CMBS debt for the purchase of the 34,000 square foot neighborhood center located at the front door of the 3M square foot Chase Bank regional headquarters, in one of the fastest growing counties in the US.

Brazito Plaza - Las Cruces, NM: Arranged the equity and bank debt for the purchase of the 65,000 square foot Albertson's anchored center.

Powell Crossing - Liberty Township, OH: Arranged the equity and assumed conduit financing for the purchase of the 48,000 square foot, Kroger anchored center.

Custer Park Shopping Center - Plano, TX: Arranged the equity and bank debt for the purchase of the 114,000 square foot, Kroger anchored center.

Longview Plaza, Longview, TX: Arranged the equity and bank debt for the purchase of the 153,632 square foot, Bed, Bath and Beyond anchored center.

Wolflin Village, Amarillo, TX: Arranged the equity and assumed conduit financing for the purchase of the 157,632 square foot lifestyle center.

INDUSTRIAL EXPERIENCE

Texas Industrial Real Estate:

801 Airway Drive, Fort Worth, TX: 24,891 square feet, 4 tenants, and 100% leased

901 Avenue M, Grand Prairie, TX: 26,850 square feet, 1 tenant, and 100% leased

1110 Harris Road, Arlington, TX: 34,650 square feet, 13 tenants, and 76% leased

1110 Harris Road Lot 18, Arlington, TX: 1.882 acres, 1 tenant (ground lease), and 100% leased

1201 Avenue J, Grand Prairie, TX: 60,000 square feet, 6 tenants, and 67% leased

1217 Corporate Drive, Arlington, TX: 33,000 square feet, 1 tenant, and 100% leased

1300 Forum Way, Fort Worth, TX: 50,392 square feet, 6 tenants, and 100% leased

1525 and 1545 Capital, Carrollton, TX: 77,931 square feet, 9 tenants, and 100% leased

1711 Briercroft, Carrollton, TX: 67,252 square feet, 9 tenants, and 87% leased

2220 Carson, Haltom City, TX: 12,500 square feet, 1 tenant, and 100% leased

2302 113th Street, Grand Prairie, TX: 50,640 square feet, 2 tenants, and 48% leased

2901 Randol Mill Road, Arlington, TX: 60,041 square feet, 1 tenant, and 100% leased

2985 Redhawk, Grand Prairie, TX: 21,284 square feet, 1 tenant, and 100% leased

4251 through 4257 Kellway, Addison, TX: 30,129 square feet, 4 tenants, and 100% leased

4901 Bluemound, Fort Worth, TX: 24,492 square feet, 3 tenants, and 100% leased

6009 Midway, Haltom City, TX: 9,000 square feet, 1 tenant, and 100% leased

Venture Associates:

8304 Merrifield Ave, Fairfax, VA: 27,945 square feet, 100% leased

2817 through 2821 Dorr Avenue, Fairfax, VA: 47,090 square feet, 60.6% leased

2711 Dorr Avenue, Fairfax, VA: 36,027 square feet, 86% leased

2800 Dorr Avenue, Fairfax, VA: 43,487 square feet, 69.15% leased

8400 Hilltop Road and 2828 through 2832 Dorr Avenue, Fairfax, VA: 62,006 square feet, 98% leased

5700 through 5706 General Washington Drive, Alexandria, VA: 74,663 square feet, 58.12% leased

7701 through 7717 Penn Belt Drive and 3905 through 3917 Penn Belt Place, Forestville, MD: 63,166 square feet, 77.61 % leased