

LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Management | Consulting



Don E. Carroll

Resume

Don E. Carroll, Principal

Landbridge Commercial Properties— 4614 DC Drive, Suite 2A Tyler, TX 75701

T: 903-561-9527 M: 903-343-1950 E: don@landbridgecommercial.com

Landbridge Commercial Properties

Introduction

We are active in the industrial, office, retail, multi-family and commercial property management disciplines.

The firm provides a full range of commercial real estate services and invites you to consider us for your commercial real estate needs throughout Tyler, Longview and North East Texas.

Landbridge Commercial Properties is committed to the highest ethical and professional standards. We have developed a reputation of excellence emphasizing quality, creativity, experience and hard work.

Our Company

Professionalism and ethical business practices have always been a guiding force in the success of Landbridge Commercial Properties. As a result, our professionals hold memberships with the following associations:

- ▲ INTERNATIONAL COUNCIL OF SHOPPING CENTERS
 - ▲ THE TEXAS ASSOCIATION OF REALTORS[®]
 - ▲ THE NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS[®]
 - ▲ SOCIETY OF INDUSTRIAL AND OFFICE REALTORS[®]
 - ▲ THE GREATER TYLER ASSOCIATION OF REALTORS[®]
 - ▲ TYLER AREA CHAMBER OF COMMERCE
 - ▲ TYLER ECONOMIC DEVELOPMENT COUNCIL
 - ▲ CCIM INSTITUTE
-

When choosing between a local or national firm, **Why Hire Us?**

We Provide the Best of Both Worlds

Local

- Local Market Knowledge
- Local expertise with leases, contracts, purchases, TI, terms and more
- Local Business Contacts: Chamber members, investors and more
- Local Marketing: Local Economic Development Councils, GTAR, GTAR Commercial, Facebook and more
- Local Broker Network

National

- National Real Estate Knowledge
- National Broker Connections
- Long term resume with most national brokerage firms
- National Marketing: LoopNet, Costar, CREXi, PropertySend email blasts, etc.
- National Affiliations: CCIM, SIOR, ICSC and other national Commercial Real Estate Networks

Landbridge Commercial Properties is your BEST choice to achieve the desired results for your real estate needs.

Client Relationships

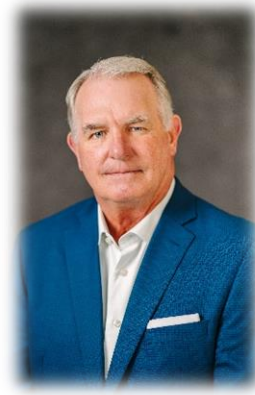
Building on our local expertise and knowledge, Landbridge Commercial Properties offers a professional understanding of the East Texas commercial real estate markets. The Firm has developed an outstanding reputation while serving a wide range of local, regional and national clients. We take pride in our reputation of initiating and implementing successful real estate strategies for our clients.



Don E. Carroll

Commercial Real Estate Brokerage
Landbridge Commercial Properties

4614 D.C. Drive, Suite 2A
Tyler, TX 75701
don@landbridgecommercial.com
www.landbridgecommercial.com



Don is a Principal/Partner in Landbridge Commercial Properties and draws upon his 40 years of commercial real estate knowledge and experience in industrial, office, retail, land and development sales. Don provides his clients with a high level of experience, service and knowledge of the Tyler area and East Texas market. He served as former Vice President with Perry B. Hall Company, Inc. and before joining Perry B. Hall Company, Inc., Don was the East Texas manager for Houston, TX based Property Commerce.

Successful Working Relationships

- | | |
|----------------------------------|--|
| ▲ MCDERMOTT | ▲ CONTERRA |
| ▲ SHEARER SUPPLY | ▲ PRIMROSE RETIREMENT COMMUNITIES |
| ▲ AERO CARE | ▲ WEATHERFORD INTERNATIONAL |
| ▲ WAL-MART | ▲ CAMERON |
| ▲ HEATON EYE ASSOCIATES | ▲ HALLIBURTON |
| ▲ KILGORE SYNERGY PARTNERS, L.P. | ▲ E & R INDUSTRIAL |
| ▲ STEWART STAINLESS | ▲ AP COM POWER |
| ▲ BERCO OF AMERICA, INC. | ▲ CONOCO PHILLIPS |
| ▲ THYSSENKRUPP ELEVATORS, INC. | ▲ FORUM INDUSTRIAL |
| ▲ UT HEALTH | ▲ BAYLOR SCOTT & WHITE, TEXAS SPINE & JOINT HOSPITAL |
| ▲ FORD CREDIT | ▲ STARBUCKS |
| ▲ G.M.A.C. | ▲ SUMMIT FIRE & SECURITY |

Professional Affiliations

- ▲ CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM) (COMPLETED COURSEWORK)
- ▲ NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS (NTCAR)
- ▲ COMMERCIAL INVESTMENT BROKERS MEMBER (CIB)
- ▲ INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)
- ▲ NATIONAL ASSOCIATION OF REALTORS (NAR)
- ▲ TEXAS ASSOCIATION OF REALTORS (TAR)
- ▲ COURSE WORK COMPLETED FOR SIOR DESIGNATION

Extensive Expertise

- ▲ LARGE OFFICE & INDUSTRIAL TRANSACTIONS
- ▲ RETAIL PORTFOLIO TRANSACTIONS
- ▲ MARKET VALUATION AND ANALYSIS
- ▲ PUBLIC OFFERINGS OR EXCLUSIVE LISTINGS
- ▲ SALE-LEASEBACK ADVISORY SERVICES & PLACEMENTS

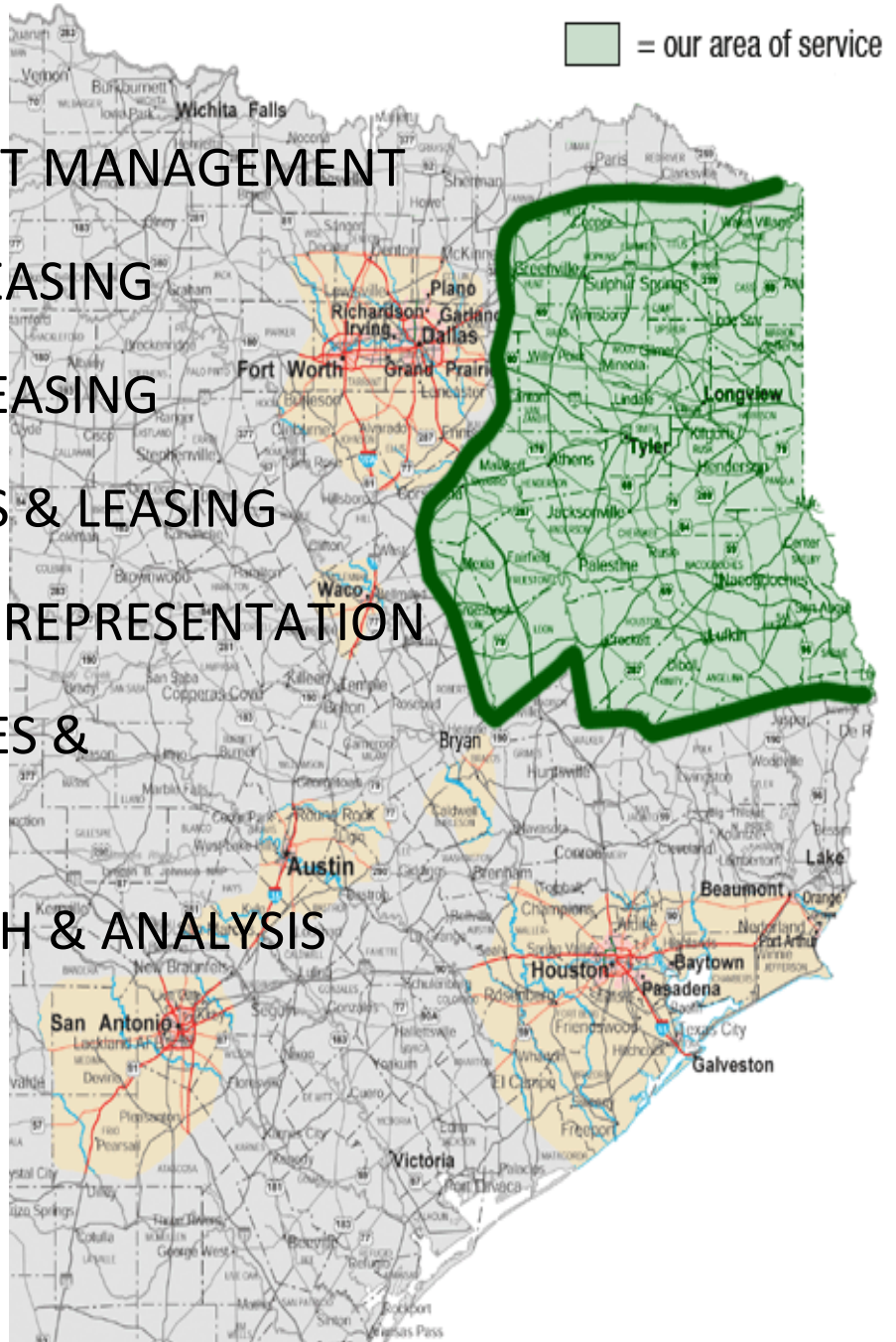
Education

- ▲ B.S., UNIVERSITY OF TENNESSEE
- ▲ KILGORE COLLEGE

Don represents a wide variety of seller and buyer clients ranging from individuals to large, diversified financial institutions. Don has a strong track record with retail, industrial and office property types. With each listing or project engagement, he is committed to utilizing all his resources to maximize client yields.

Services Offered

- ▲ PROPERTY & ASSET MANAGEMENT
- ▲ RETAIL SALES & LEASING
- ▲ OFFICE SALES & LEASING
- ▲ INDUSTRIAL SALES & LEASING
- ▲ BUYER & TENANT REPRESENTATION
- ▲ INVESTMENT SALES & ACQUISITIONS
- ▲ MARKET RESEARCH & ANALYSIS
- ▲ SITE SELECTION
- ▲ COUNSELING



In-Depth Marketing Campaign

- ▲ MARKETING AGREEMENTS
- ▲ ARRANGE MARKETING MATERIALS
- ▲ PREPARE BROCHURES
- ▲ SEND TO LOCAL BROKERAGE FIRMS
- ▲ SEND TO EAST TEXAS ECONOMIC DEVELOPMENT OFFICES
- ▲ PERSONAL SALES CALLS
- ▲ DETAILED ONGOING CLIENT REPORTS
- ▲ E-MAIL "NTCAR" LISTING SERVICE
- ▲ MARKET TO TEXAS SIOR, CCIM NETWORKS
- ▲ LOOPNET, COSTAR, CREXI & GTAR COMMERCIAL MARKETING SERVICES
- ▲ LANDBRIDGE COMMERCIAL PROPERTIES WEBSITE LISTINGS
- ▲ DIRECT MAIL CAMPAIGN TO EAST TEXAS PROSPECTS
- ▲ E-MAIL MARKETING CAMPAIGN
- ▲ LOCATE TENANTS, NEGOTIATE LEASE TERMS
- ▲ ASSIST WITH TENANT FINISH-OUT
- ▲ EXECUTIVE SUMMARY

Landbridge Commercial Properties is the right choice for results in East Texas. We utilize all local, regional and national contacts and affiliations to get results for our clients. Our proactive approach to marketing gets our clients the desired bottom line...RESULTS!!!

Professional References

- REFERENCE 1:

NEGEM INVESTMENTS

1828 ESE LOOP 323 STE R-1, TYLER TEXAS 75703

903-595-4466

JIMMY NEGEM / OWNER

903-595-4466

JIMMY@NEGEMLAW.COM

OFFICE BUILDINGS MANAGEMENT AND LEASING

- REFERENCE 2:

DBRA ATHENS INVESTMENTS, LP

22287 MULHOLLAND HWY STE 359, CALABASAS, CA 91302

818-340-7833

DOROTHY BOWMAN / OWNER

818-340-7833

DBOWMAN@LOMPROPERTY.NET

RETAIL SHOPPING CENTER MANAGEMENT AND LEASING

Letters of Recommendation

COMMERCIAL REAL ESTATE SERVICES



Steve Hesse
Vice Chairman

2800 Post Oak Blvd
Suite 225
Houston, Texas 77056

CBRE, Inc.
Brokerage

713-881-0904 Main
713-725-0559 Cell

steve.hesse@cbre.com
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October 22, 2022

RE: Don E. Carroll, Principal, LANDBRIDGE COMMERCIAL PROPERTIES

To Whom It May Concern,

When McDermott reached out to us for an important disposition assignment for their office campus located in Tyler, TX we knew we would need the help of an expert local broker. We had worked successfully with Don Carroll at Landbridge Commercial Properties in the past and immediately sought his expertise on this assignment.

Don's hard work, insightful market knowledge and creative solutions were invaluable. I highly recommend Don and Landbridge Commercial Properties for leasing and brokerage services in the Tyler/East Texas market.

Sincerely,

Steve Hesse

Steve Hesse
CBRE, Inc.

COMMERCIAL REAL ESTATE SERVICES



John Christenbury
Senior Vice President

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Charlotte, NC 28244

CBRE, Inc.
Brokerage

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704-331-1259 Fax

John.Christenbury@cbre.com
www.cbre.com

Date

RE: Don E. Carroll, Principal, LANDBRIDGE COMMERCIAL PROPERTIES

To Whom It May Concern,

I am writing to express my pleasure with real estate broker Don Carroll, who co-brokered an office lease transaction for Conterra Networks in Longview, Texas.

Don assisted us through the entire process, from market surveys to site selection and negotiating lease terms. I credit Don with a smooth, stress-free experience.

To reiterate, we are nothing but pleased with his expertise and I highly recommend Don and Landbridge Commercial Properties for leasing and brokerage services in the Tyler/East Texas market.

Sincerely,

John Christenbury
CBRE, Inc.



300 S Tryon St
Suite 1110
Charlotte, NC 28202
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www.cushmanwakefield.com

To whom it may concern:

I have had the pleasure of partnering with Don Carroll with Landbridge Commercial Properties on an expansion for a client requirement in Longview, TX. Not only was his intimate knowledge of the market a huge value add, but his professionalism, responsiveness and creative ideas resulted in our client getting a great deal. I look forward to partnering with Don again on future projects in Longview.

Best,

Christianna Williams
Director
Cushman & Wakefield



William Boyer
Senior Vice President

CBRE, Inc.
Brokerage

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Houston, TX 77056

713 577 1700 Main
713 881 0919 Direct
713 553 7393 Cell

bill.boyer@cbre.com
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September 9, 2023

RE: Don E. Carroll, Principal, LANDBRIDGE COMMERCIAL PROPERTIES

To Whom It May Concern:

Please note over the course of my thirty (30+) year commercial real estate career, naturally have worked with multiple professionals, among which Don would be classified as exemplary.

Have had the honor of working several transactions with he over the years (and hope to have more assignments going forward). The quick attention provided, and knowledge of the greater Northeast Texas marketplace is superior.

With respect to the evaluation at hand, rest assured the fiduciary nature in which he conducts himself should inure to the benefit of creating a successful outcome for your entity.

Kindly contact with any questions.

Sincerely,
CBRE, Inc.

A handwritten signature in black ink, appearing to read 'William Boyer', with a horizontal line extending to the right.

William Boyer