

# LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

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## Don E. Carroll

Resume

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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](mailto:don@landbridgecommercial.com)

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# Landbridge Commercial Properties

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## Introduction

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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.

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## Our Company

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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<sup>®</sup>
  - ▲ THE NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS<sup>®</sup>
  - ▲ SOCIETY OF INDUSTRIAL AND OFFICE REALTORS<sup>®</sup>
  - ▲ THE GREATER TYLER ASSOCIATION OF REALTORS<sup>®</sup>
  - ▲ TYLER AREA CHAMBER OF COMMERCE
  - ▲ TYLER ECONOMIC DEVELOPMENT COUNCIL
  - ▲ CCIM INSTITUTE
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# When choosing between a local or national firm, **Why Hire Us?**

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*We Provide the Best of Both Worlds*

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## 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.*

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# Client Relationships

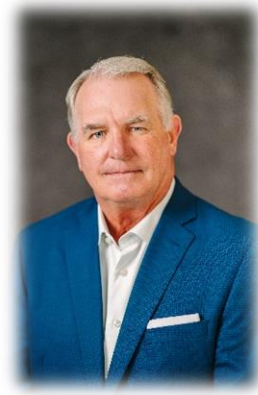
Building on our local expertise and knowledge, Landbridge Commercial Properties offers a professional understanding of the East Texas commercial real estate markets. The Firm has developed an outstanding reputation while serving a wide range of local, regional and national clients. We take pride in our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

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|----------------------------------|--|
| ▲ 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

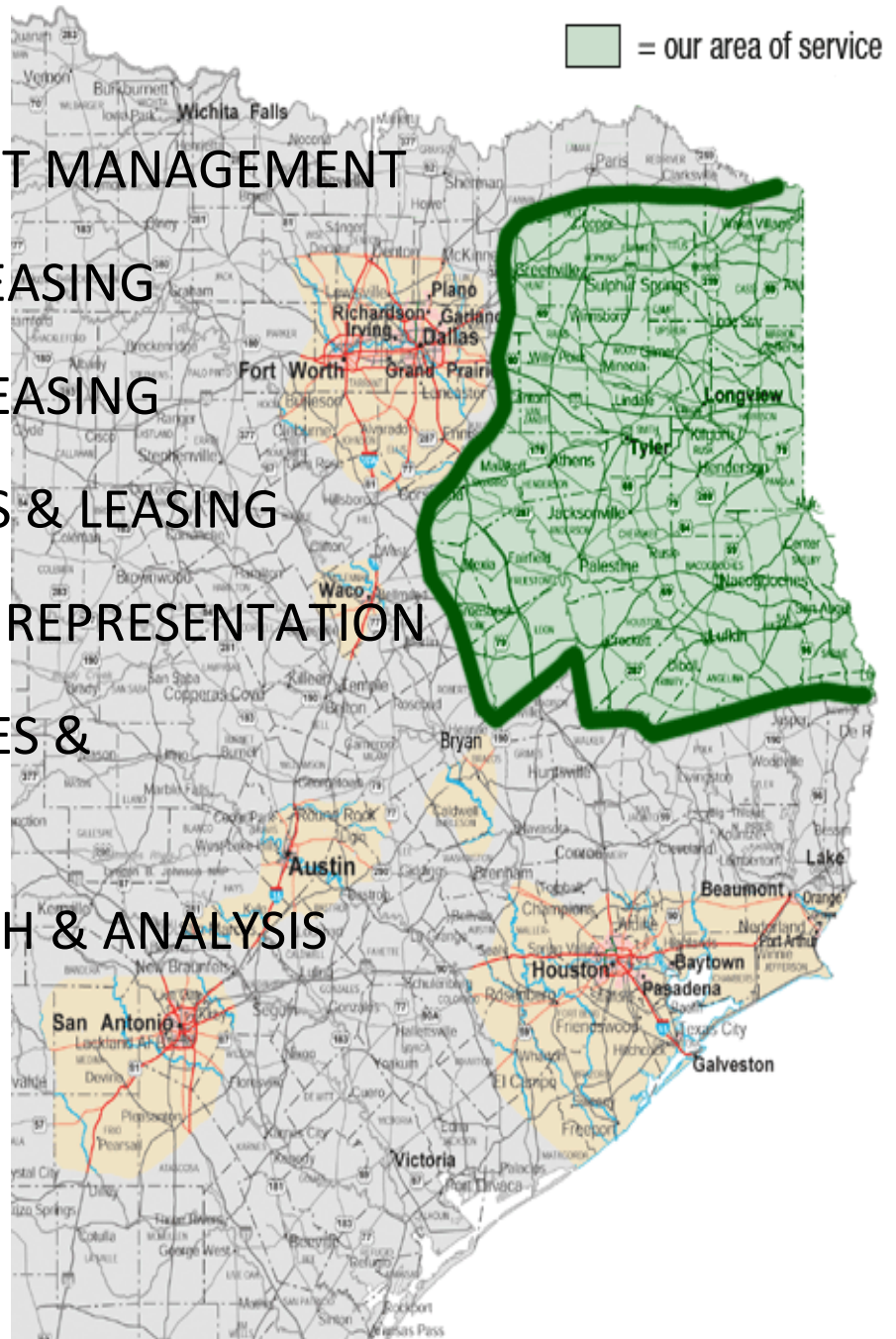
## Education

- ▲ 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](mailto: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](mailto:DBOWMAN@LOMPROPERTY.NET)

RETAIL SHOPPING CENTER MANAGEMENT AND LEASING

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# Letters of Recommendation