

Your Guide to Winning in
**COMMERCIAL
REAL ESTATE**

It Pays to Work with a Professional



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THE COMMERCIAL
PROFESSIONALS

Welcome to *The Commercial Professionals*

The Commercial Professionals are a group of extremely well qualified, experienced individuals that serve their clients in commercial real estate across the state of Texas and Louisiana.

The Commercial Professionals is a market-dominating force in commercial real estate, blending elite-level expertise with nationwide reach. With 100+ active listings, Over 1,000 properties sold in the past 15 years, we deliver results that speak for themselves.

What sets us apart? Our exposure spans 515,000 to 1.5 million people online every month, and we consistently outperform industry giants land competitors on social media and marketing platforms. Ranked in the top 25% of all firms for publication frequency, we make sure your property gets seen.

We're trusted by Fortune 500 companies, publicly traded corporations, national developers and Small Businesses — because we go beyond transactions. From land and industrial to retail and office, we handle every asset class with precision, providing end-to-end service tailored to your goals. If you're an investor, builder, or entrepreneur, The Commercial Professionals isn't just your brokerage—we're your strategic partner. *It pays to work with a professional.*

Why Work with **TCP Team**?

The Commercial Professionals is a powerful and strategic partner for investors, developers, and tenants because we bring more than just listings—we bring vision, execution, and results.

For Investors:

We think like investors because we are investors. We understand ROI, cap rates, cash flow, and long-term value creation. We identify under-the-radar opportunities, off-market deals, and growth corridors backed by real data and market insight. Whether you're looking for a stabilized asset or a value-add project, we guide you through acquisition, repositioning, leasing, and eventual exit—with a sharp eye on profit every step of the way.

For Developers:

From raw land to vertical build-outs, we help developers source prime sites, negotiate land deals, and connect with municipalities, engineers, and contractors. We've worked with some of the most recognized builders and developers in Texas to secure and plan major developments. Our local knowledge, commercial contacts, and ability to anticipate growth patterns make us an essential asset at the ground level of any successful project.

For Tenants:

We don't just help you find space—we help you find the right space that supports your business goals. We consider visibility, traffic counts, neighboring tenants, build-out needs, and lease terms to secure you the best deal possible. Whether you're launching a new location or expanding your footprint, we negotiate aggressively on your behalf and guide you through the entire process.

With real-world experience, a statewide network, and a no-nonsense, results-first mindset, The Commercial Professionals are more than a brokerage—we're the team you want on your side when deals matter.

ABOUT US

SERVICES & SPECIALIZATIONS

We understand that every project is unique, which is why we approach each one with a personalized and tailored approach. Our team will use their in-depth knowledge and industry insights to help you navigate any challenges that may arise during the development process. We are committed to ensuring your satisfaction at every step, and we will do everything in our power to help you achieve your goals. At The Commercial Professionals, we specialize in the following:

Retail

Site Plans

Industrial/Storage

Feasibility Analysis

Land

Pro-forma Creation

Multifamily

Determine Site Use

At **The Commercial Professionals**, we work with all types of clients—from **first-time investors and small business owners** to **seasoned developers and institutional buyers**. Our strength lies in our **diverse team of specialized agents**, which allows us to match each client with someone who truly understands their goals, asset type, and strategy.

Whether you're looking to **purchase a shopping center, lease office space, develop raw land, or buy/sell an income-producing business**, we have the **knowledge, resources, and proven systems** to support you every step of the way.

We've successfully closed over 1,000 properties in the last 15 years. Our listings reach **515,000 to 1.5 million people every month** through aggressive digital and social media marketing—outperforming major firms and competitors and ranking in the **top 25% of the industry** for publication frequency.

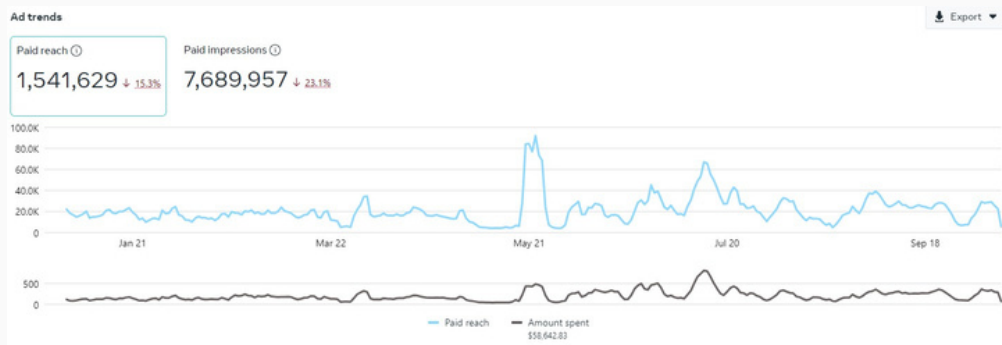
We don't just focus on one type of client—we're built to serve **anyone with commercial real estate needs**, and we tailor our strategies to deliver **personalized, results-driven service** every time.

Why our Clients Choose Us

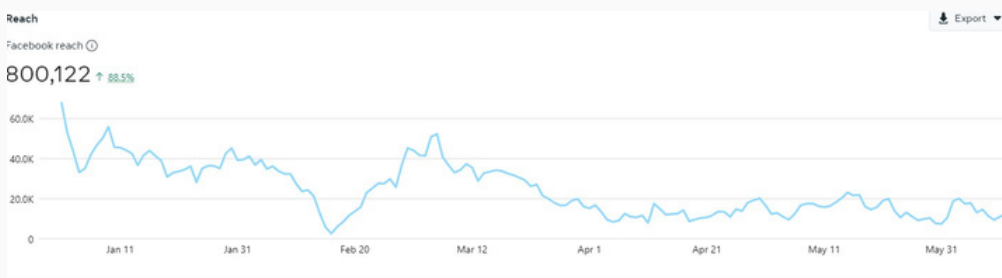


OUR ONLINE EXPOSURE

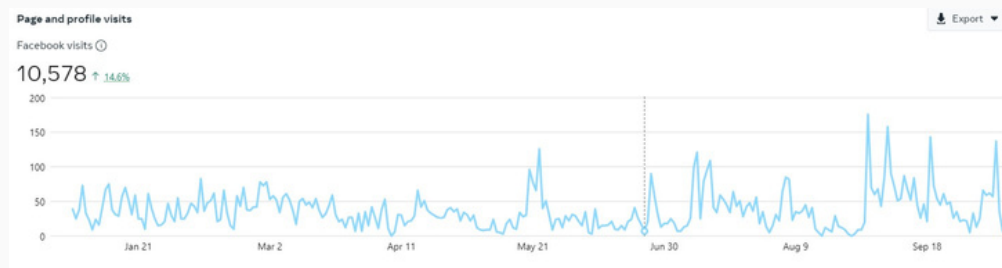
- Online syndication & advertised on Loopnet, Crexi, Commgate, & HAR.
- Online exposure of over 515,000 to 1,498,000 people/month | See FB details below.



This graph depicts the number of accounts that saw our ad at least once (overall reach)



This graph depicts the total reach from organic or paid distribution of our FB content



This graph depicts the number of times our page was viewed or visited

Page	Page likes ↓	Page likes change ↑↓	Published content
The Commercial Professionals Commercial Real Estate Brokerage: www.thecommercialprofessionals.com	4.3K	↑ 19	40
NewQuest We Don't Just Get It—We Get It Done. Proven Expertise, Unmatched Results.	1.2K	↓ 5	3
Texas CRES, LLC Texas Commercial Real Estate Services is a commercial real estate brokerage and de...	1.1K	↑ 4	12
Riverstone Commercial Real Estate Built on a foundation of trust, Riverstone Commercial provides valuable real estate s...	754	↑ 2	24
SVN - J. Beard Real Estate - Greater Houston Founded in October 2003 by Jeff Beard, CCIM TikTok: @svn_j_beard_real_estate	409	↓ 2	6
Black Label Commercial Group Houston TX, Commercial Real Estate	258	↑ 1	13

This is an example of how our social media reach compares to some of the other TOP teams



Specializations: Retail

Our agents assist clients in:

- Land acquisition
- Development
- Disposition
- Leasing and financial repositioning through sale/leasebacks



We work with an array of clients, servicing a variety of needs; we'll help you sell or acquire strip centers, act as property managers, and more.

For the investor, we are able to accurately calculate:

- Cap rate
- IRR
- Cash-on-cash returns

We have the tools to gather demographics, including supply & demand sales figures for specified areas (anywhere in the USA) in either a specified radius, or a specified drive time from a specific location. We also have access to traffic count information for any location in the USA.





Specializations: Industrial

Our agents assist clients in:

- Manufacturing
 - Distribution
 - Service companies
 - Private individuals
 - Private & public companies
 - Institutional investors that need industrial warehouse real estate services.
- We can assist with industrial warehouse site location services: if you want to be close to intermodal yards, railways, ports, storage, distribution, trucking & shipping services – we can help you find the right site. We can help you locate your own piece of land or space in a large industrial park.
 - We provide assistance to you through out the qualification process for local government grants to move to an area.
 - We have access to a large network of brokers operating in the industrial commercial real estate market and we are able to quickly identify the right location for your company.

We have extensive experience working with:

- Municipalities
- Economic development agencies
- Architectural and construction trades
- Due diligence consultants
- Financial institutions.

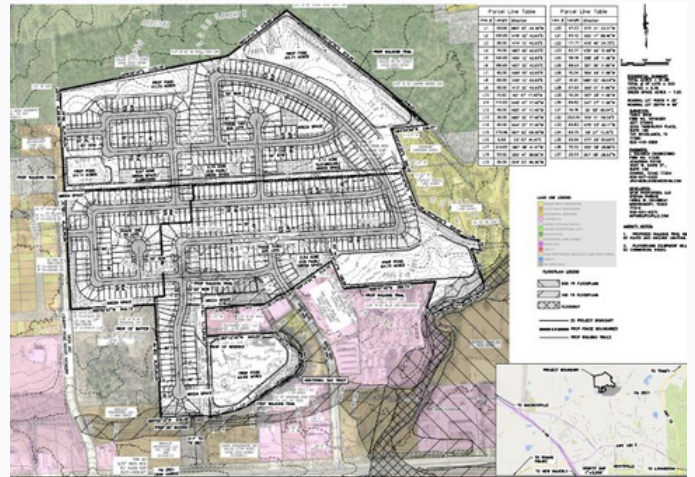




Specializations: Land

Our agents assist clients in:

- Feasibility studies
- Site selection
- Pro forma analysis
- Acquisition
- Disposition and development



We assist you in the due diligence process for zoning, land use, environmental and other governmental and regulatory approvals. Provide knowledge and advise on area growth patterns and restrictions

Our team of professionals can assist you with a wide range of services designed to maximize the value of your real estate portfolio, including increasing your return on investment. With years of experience and market knowledge, we provide tailored strategies that align with your specific investment goals and objectives.

From identifying high-potential opportunities to optimizing asset performance and providing expert consultation, we are committed to delivering results that elevate your portfolio's long-term value. Trust our team to guide you every step of the way with insight, precision, and dedication to your success.





Specializations: Multifamily

Maximize Your Returns with Multi-Family Investment Expertise

Unlock the Full Potential of Multi-Family Properties with Our Expert Team. Multi-family properties stand out as a lucrative investment opportunity.

Expert Market Analysis: Our team possesses an in-depth understanding of local and regional markets. We'll provide a comprehensive market analysis, including current and projected trends

Acquisition and Investment Strategy: Our team will work closely with you to identify multi-family properties that align with your investment strategy. While conducting the comprehensive market analysis, we'll take into consideration factors such as location, rental demand, and potential for growth, ensuring that your investments are well-informed and profitable

Due Diligence and Property Evaluation: Our experts will handle the intricate process of property evaluation. From inspections to financial analysis, we leave no stone unturned, providing you with a clear understanding of the potential risks and rewards associated with your investment.

Financing Solutions: Our connections with trusted financial partners, help you secure competitive financing rates and terms to optimize your cash flow and overall investment.

Growth and Portfolio Diversification: assist in identifying opportunities for growth, helping you diversify your investments strategically

Experienced agents well-versed in a diverse spectrum of multi-family investments, spanning from apartment buildings to single-family communities.



Work with Us

Our Unique Value Proposition

Quality Advertising

- Professional High Definition Photography.
- Wide Variety of Marketing.
- High-quality brochures (demographics, traffic counts, tract measurements, etc).
- The Commercial Professionals 4 x 8 signs .
- Premiere Video Production & Promotion
- Creative Writing Online syndication

Continuous Marketing

- Pro-active marketing of your properties **UNTIL IT SELLS!**
- We utilize: Commercial listing sites, social media, email newsletters, direct mail postcards, network meetings and one-to-one prospecting.
- Our Facebook page reaches approximately 200,000 users per month through the use of strategic advertising.
- Your property will also appear on various commercial listing sites, depending on the type of property (Commgate, Loopnet, Crexi, Lands of Texas, etc.).

Excellent Communication

- Available by phone, text or email .
- Consistent Updates: You will receive regular updates on market activity with your listing from myself and our listing coordinator. During these updates we will discuss if there is a need to adjust our strategy for getting your property **SOLD.**

Experienced and Qualified

- Our team has bought & sold many millions of dollars of commercial real estate.
- Having a CCIM on the team means YOU benefit.

Backed by a team with CCIM designations and millions in commercial real estate sales, we ensure consistent communication, proactive marketing, and maximum exposure through platforms like social media, email, and top commercial listing sites—working relentlessly until your property sells.





LET'S GET CONNECTED

Get connected with The Commercial Professionals today to discover how our expert services can elevate your commercial real estate experience. We're here to help you succeed!

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(936)-277-7117

7215 Bosque Blvd. #134
Waco, TX 76710
(254)-722-3201

**2800 Post Oak Blvd
Suite 4100**
Houston, TX 77056
(936)-277-7117

**12801 N Central Expy
Suite 1170**
Dallas, TX 75243
(682)-298-7502

READ WHAT OUR CLIENTS HAVE TO SAY!



"Adam and his team is simply the best! They were always on top of the smallest of details and communicated with me in a timely fashion. Their professionalism is unmatched. I can not recommend them enough!! "

- Pat Green



"Adam & his team made it quick and painless. we were so scared on what all entailed selling out other property that was 2 hrs away. it was listed 6 days & closed in about a month! we were able to speak with Adam directly & he was very helpful & professional! "

- Michelle Bermingham



"I was impressed with The Commercial Professionals team. Lance explained the process carefully and was always ready to have a discussion about the strategy during the negotiation process. Receiving the cash from this deal will release a lot of the pressure I've been facing and will allow me to build my business up again."

- M. Scogin

