



# **COLDWELL BANKER COMMERCIAL**

**ARNOLD AND  
ASSOCIATES**

[www.cbcaaa.com](http://www.cbcaaa.com) | One Acadiana Ct, Beaumont, TX 77706

*CBCAAA has earned the reputation for exceptional service, delivering measurable results, and guiding clients toward long-term success.*

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COLDWELL  
BANKER  
COMMERCIAL  
ARNOLD AND ASSOCIATES



# About Us

## COLDWELL BANKER COMMERCIAL ARNOLD AND ASSOCIATES (CBCAAA)

has a long, successful history of completing investment transactions for both sellers and buyers. Our intimate knowledge of the local market, coupled with resources provided by our corporate team gives us an advantage over other local firms. We have access to economic development specialists, community leaders, governing authorities, chamber of commerce associates and many entities that assist us in serving our clients' needs.

Even after closing – our work is not complete. Our associates will provide a checklist of follow up activities that will assist in a smooth transition into ownership of the new acquisition – insurance certificates, transfer of utilities, recorded deeds received, appraisal district ownership records updated, and whatever else is needed specific to the transaction.

CBCAAA is an accomplished commercial team with extensive experience in the thriving industrial sector of Texas. With a deep understanding of the local market dynamics, our team has successfully facilitated numerous multimillion-dollar transactions and provided strategic advisory services to clients looking to capitalize on the immense opportunities present in this bustling region.



We have a history of fostering strong and enduring relationships with a diverse clientele, including high-net-worth individuals, institutional investors, corporations, and developers. CBCAAA is the experienced commercial realtor that can unlock potential for clients. Our personal approach revolves around market research and a complete understanding of client's unique objectives. Our team devises tailored strategies to meet client's specific investment goals.

# Our History

With an impressive portfolio of industrial projects, CBCAAA has played an integral role in shaping the landscape of this bustling region. Comprehensive knowledge of the local industrial market, coupled with strong industry connections, enables us to identify lucrative opportunities that align with the investment goals of clients.

Southeast Texas is experiencing unprecedented growth, with \$80 billion worth of current and planned industrial projects, over \$4.5 billion projected in infrastructure projects and more than \$460 million in commercial and retail projects. Recognizing the impact of these developments on the commercial real estate landscape, CBCAAA is well-versed in leveraging this infrastructure boom to unlock substantial investment potential. By staying updated on the latest infrastructure initiatives, including transportation networks, logistics hubs, and utility expansions, our team can effectively guide clients towards strategic investments that capitalize on the state's rapid expansion.

CBCAAA possesses an extensive background in commercial and retail real estate. We understand the unique demands and opportunities within this sector. From identifying prime retail locations to assisting clients in procuring commercial spaces in thriving districts, we provide comprehensive services that align with the diverse needs of businesses seeking to establish a presence in the vibrant Texas market.

Texas proudly hosts the headquarters of 53 Fortune 500 companies, representing a diverse range of industries. CBCAAA can leverage this deep-rooted business ecosystem to forge connections, cultivate valuable relationships, and secure lucrative opportunities for clients. By tapping into this network, we are uniquely positioned to advise on commercial real estate investments that align with the strategic goals of these influential corporations.



# Why Coldwell Banker

## OUR COMMITMENT TO YOU

Forging a new path takes vision and grit. It takes seeing opportunities before others do. Experience, creativity and the agility to move quickly is a must when it comes to commercial real estate deals. This is what we do – the Coldwell Banker Commercial advantage. We help you turn your vision into reality. Our brokers pair local expertise with global reach to deliver smart solutions that turn your goals into maximized returns. We're a force in the commercial real estate industry backed by one of the most recognized names in the business. For over 115 years, we've been pathfinders paving a road to success and guiding our clients to achieve outstanding outcomes.

Like you, we're business owners with an ownership mentality. We speak your language and understand that your success is our success. We're committed to reaching goals, closing deals and building connections within our community. Developing creative solutions, solving problems and offering sound advice is our goal – and our promise to you.

## OUR LEGACY: TRUSTED, PROVEN, ENDURING

Founded after the San Francisco earthquake in 1906, the Coldwell Banker Commercial brand was created to protect the interests of people striving to rebuild the city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created the "brokers only" standard, bringing honesty and transparency to the real estate transaction, and paved a road to success outlasting all others. From our humble beginnings over a century ago to becoming a global real estate powerhouse. Coldwell Banker always puts people first.



# GLOBAL POWER

**40+** COUNTRIES

**168** COMPANIES

**500+** MARKETS

ALMOST **2,700** PROFESSIONALS

NEARLY **5,000** COMPLETED TRANSACTIONS IN 2020

APPROX. **\$6.2 BILLION**<sup>1</sup> IN TOTAL TRANSACTIONS

**1.9M** CBCWORLDWIDE.COM PAGE VIEWS ANNUALLY

**9 OUT OF 10** COMMERCIAL REAL ESTATE DECISION MAKERS  
RATE CBC EXCELLENT OR GOOD<sup>2</sup>

**3 OUT OF 4** COMMERCIAL REAL ESTATE DECISION MAKERS  
ARE FAMILIAR WITH THE BRAND<sup>2</sup>

THE **HIGHEST NPS SCORE** AMONG KEY COMPETITORS<sup>2</sup>

1. Based upon sales professionals appearing on cbcworldwide.com as of 12/31/2020. Commercial transaction data from U.S. and Canada franchisees and company-owned offices only. 2. According to a 2020 survey by Coldwell Banker Commercial. Affiliated real estate agents are independent contractor sales associates, not employees.



## COLDWELL BANKER COMMERCIAL

### ARNOLD AND ASSOCIATES

# Top Commercial Real Estate Company

Coldwell Banker Commercial Arnold and Associates was founded with a single mission: to build structures with enduring value and the potential to become timeless. Our team of creative professionals carefully evaluate each project in order to adhere to both financial and time constraints, and over the years we've become known as a top Commercial Real Estate Development Company.

- Nationally recognized sales producers
- Full range of services
- Active supporters in the local community
- Ability to adapt to client's changing needs

If you're looking for a Commercial Real Estate Development Company to help you develop your ideas into tangible projects, consider Coldwell Banker Commercial Arnold and Associates. With over 120 combined years of experience in projects large and small, we have the expertise and the desire to help you succeed.



# MEET OUR TEAM



**COLDWELL BANKER  
COMMERCIAL**

**ARNOLD AND  
ASSOCIATES**



**SHERI ARNOLD**  
**FOUNDER/LEAD BROKER**



**DEB COWART**  
**ASSOCIATE BROKER**



**DEBORAH JOHANSSON**  
**ASSOCIATE BROKER**



**TAMMIEY LINSOMB**  
**SALES ASSOCIATE**



**TISHA STONE**  
**SALES ASSOCIATE**



**CAROLANN CASTILLO**  
**SALES ASSOCIATE**



**D.E. "D" SOSA**  
**SALES ASSOCIATE**



**AYCA SIVRIKOZ**  
**SALES ASSOCIATE**



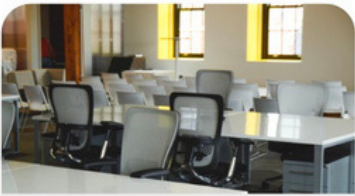
**DONNA LIVELY**  
**IT DIRECTOR**



**CAROL GARY**  
**ADMINISTRATION**

# Where Power Meets Performance

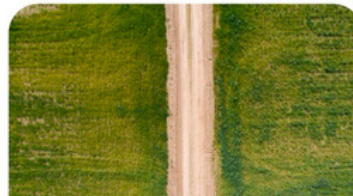
**Forging a new path in commercial real estate takes the ability to see opportunity. Coldwell Banker Commercial Arnold & Associates has earned that reputation. We take pride in our “one stop shop” services and feel confident that you will see the “value add” that our associates bring to any of your commercial real estate transactions.**



OFFICE



RETAIL



LAND



1031 Exchanges



MULTI-FAMILY



INDUSTRIAL



HISTORICAL



INVESTMENT

# *FULL-SERVICE CAPABILITIES*

- **Acquisition and Disposition**
- **Business Brokerage**
- **Investment Analysis**
- **Distressed Assets**
- **Landlord/Seller Representation**
- **Market Research and Analysis**
- **Property Management**
- **Relocation Services**
- **Site Selection**
- **Tenant/Buyer Representation**
- **Historical Tax Credit**
- **1031 Exchanges**



# Top 2% Producers

Sheri Arnold and Deb Cowart of Coldwell Banker Commercial Arnold and Associates have both earned a spot in the Elite "Top Two" within Coldwell Banker Commercial® (CBC) for 2022. The "Top Two" designation is reserved for the elite top 2% of producers from among nearly 3,000 CBC-affiliated sales professionals in the CBC organization worldwide. Deb has achieved top 2% annually since 2009.

Along with her ranking in the 'Top Two' percent of producers, Deb is ranked #7 in the Top 10 biggest producers for Coldwell Banker Commercial - meaning Deb is #7 out of 3,000+ agents!



# Partial Transaction List

- Sempra Energy
- Sabine Pilots Association
- Sabine Neches Navigation District
- Rowan
- Pallet One
- Strike
- Universal Plant Services
- SGS
- Ephav
- Code Red Safety
- Firetrol
- Marco
- ISTC
- Sabine Pass Port Authority
- 2 S Roll Off Services
- Raba Kissner
- Chemtreat
- Sasol
- Flow Serve
- Eastman
- Technip
- Hargrove Engineering
- Burrow Global
- Brystar
- Total Industry Services Specialties
- DME Industrial
- American Pipe Handlers
- Brock Services
- Dow Chemical
- Odin Construction
- Linde Gas & Equipment
- Versobar
- G&G Enterprises
- Nitro Lift
- Schulman, Inc.
- ABC Supply
- Air Liquide
- Bishop Lifting
- Bechtel
- DXP Industrial
- Eastman Chemical
- IBEW
- SETEX Construction Ace Ind.
- Tolunay Wong Engineers
- Braun Intertec
- GHX
- All Industries
- Shermco
- Badger Daylighting
- Nitro Lift
- Air Gas
- OCI Global
- Port City Sabine Pass
- One Ok, Inc.
- Kiewit
- PODS
- Quality Mat Company
- ServPro
- Stewart and Stevenson
- South Texas Land

# Why Southeast Texas

- Easy highway, airport, rail, port access, and pipeline connectivity
- The 42-mile Sabine-Neches Waterway is the highway through which more than \$192 million tons of cargo is transported each year.
- Strategic location 90 miles east of Houston
- \$80 billion worth of current and planned industrial projects
- More than \$4.5 billion infrastructure projects
- More than \$460 million in commercial and retail projects.
- Low cost of living - 7% below the National average
- Year-round outdoor climate
- Thriving arts and entertainment districts
- Home to numerous State Parks and recreation areas
- Home of the protected Big Thicket National Preserve where an incredible diversity of life and multiple habitats thrive.

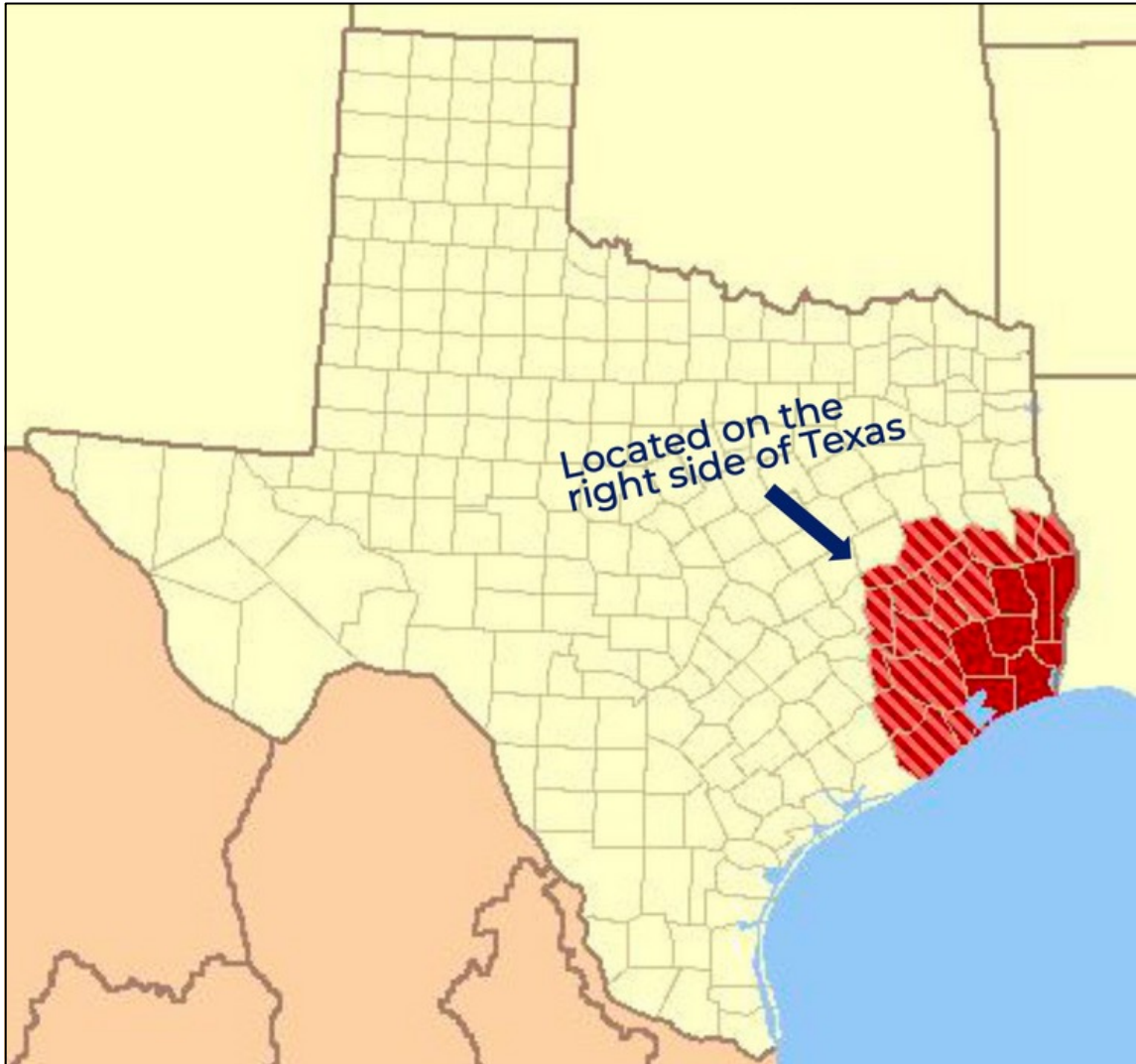


# Southeast Texas, Where Neighbors Help Neighbors

- **Rich and diverse population of ethnic cultures.**
- **Southeast Texas is the home to four deep-water ports.**
- **Median household income \$50,632.**
- **Southeast Texas has a skilled workforce that meets the needs of growing business and industry.**
- **Home to Lamar University.**
- **Average commute 18 minutes.**
- **4th most affordable place to buy a house in Texas.**
- **Numerous golf courses, athletic clubs, delicious cuisine, and easy Neches River access.**



# We Are Arnold and Associates



Whether you are a Southeast Texas native or a newcomer to the region, your selection of Coldwell Banker Commercial Arnold and Associates to serve as your exclusive agent for commercial, industrial, and investment transactions is a smart move. We provide a full range of services, offering expertise in retail, office, commercial, undeveloped land, development, deep water location, industrial and specific use projects.

Our depth of expertise includes tax credit housing, retail strip center leasing and development, build to suit industrial sites, senior citizen housing projects, site location for national credit retailers, new office construction, renovation of historic building properties using historic tax incentives, office park development, industrial site selection and diverse knowledge in all aspects of investment properties.



# TEXAS — BY THE — NUMBERS



# 9<sup>TH</sup> LARGEST ECONOMY IN THE WORLD\*

\*IF TEXAS WERE A NATION

## #1 U.S. EXPORTER FOR 21 YEARS IN A ROW IN 2022



**26** COMMERCIAL AIRPORTS

**19** SEA PORTS

**NO PERSONAL OR CORPORATE INCOME TAX**



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

**22** INTERSTATE HIGHWAYS

**33** FOREIGN TRADE ZONES



**58** FREIGHT RAILROADS

**367** MILES OF COASTLINE

TEXAS IS THE LEADING DESTINATION FOR COMPANIES RELOCATING FROM OTHER STATES



## NUMBER 1 JOBS CREATOR

IN 2022, TEXAS ADDED **650,100 JOBS**

MORE THAN  
**14.5** MILLION   
PEOPLE IN THE CIVILIAN LABOR FORCE

**90%**   
GRADUATION RATE

TEXAS' HIGH SCHOOL GRADUATION RATE IS AMONG THE TOP 5 HIGHEST IN THE NATION, WITH A 90% COMPLETION RATE

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 10TH CONSECUTIVE YEAR

 **IN 2022**

THE LONE STAR STATE IS HOME TO **53** FORTUNE 500 COMPANY HQs



Texas Economic Development & Tourism



# COLDWELL BANKER COMMERCIAL

ARNOLD AND  
ASSOCIATES

**Deb Cowart**  
[deb@cbcaaa.com](mailto:deb@cbcaaa.com)  
409-409-651-3559

**Deborah Johansson**  
[deborah@cbcaaa.com](mailto:deborah@cbcaaa.com)  
409-749-0540

**Tammiey Linscomb**  
[tammiey@cbcaaa.com](mailto:tammiey@cbcaaa.com)  
409-673-6057

**Sheri Arnold**  
[sheri@cbcaaa.com](mailto:sheri@cbcaaa.com)  
409-659-7977



**Tisha Self-Stone**  
[tisha@cbcaaa.com](mailto:tisha@cbcaaa.com)  
409-409-658-0330

**Carolann Castillo**  
[carolann@cbcaaa.com](mailto:carolann@cbcaaa.com)  
409-790-0102

**D. E. Sosa**  
[desosa@cbcaaa.com](mailto:desosa@cbcaaa.com)  
409-749-0492

**Ayca Sivrikoz**  
[ayca@cbcaaa.com](mailto:ayca@cbcaaa.com)  
713-838-6666

One Acadiana Court Beaumont, TX 77706  
O:409-833-5055 | F:409-833-5125 | [www.cbcaaa.com](http://www.cbcaaa.com)