

**TOM  
SCHROYER, CPA**

**Principal & Partner**

30 Years Experience



**Education**

Bachelor of Science, Finance & Accounting  
University of Missouri | St. Louis, Missouri

**Previous Experience**

Clayco | 1998–Present  
Principal & Partner

The Schroyer Company | 1992–1998  
Founder/President

Turco Development | 1987–1992  
President

KPM | 1981–1987  
President

**Accreditations**

American Institute of Certified Public Accountants

Missouri Society of CPAs

Member of SIOR

Member of NAIOP

Licensed Real Estate Broker

**RELEVANT PROJECT EXPERIENCE**

**CITIMORTGAGE REGIONAL HEADQUARTERS | O'FALLON, MO**  
515,000 SF office building and process center

**CITIGROUP, PHASE II | TUSCON, AZ**  
114,000 SF corporate facility/call center

**CENTENE | CLAYTON, MO**  
550,000 SF, 21-story high-rise office building; 28,000 SF retail space; 12-level parking garage; LEED CS v2.0 Gold Registered

**ARKANSAS RESEARCH AND TECHNOLOGY PARK | FAYETTEVILLE, AR**  
60,000 SF laboratory-office building; LEED CS v2.0 Registered

**FAMOUS FOOTWEAR | LEBEC, CA**  
350,000 SF distribution facility; concrete tilt-up center; single-story warehouse with staff department offices

**AMCOR PET PACKAGING | WYTHEVILLE, VA**  
710,000 SF blowmolding plant

**SHAW PARK PLAZA | CLAYTON, MO**  
285,000 SF, Class A office tower with underground parking

**PAYLESS SHOESOURCE | BROOKVILLE, OH**  
800,000 SF distribution facility; 20,560 SF office space, tilt-up concrete facility with metal panel siding, five-mile conveyor belt

**JOHNSON & JOHNSON | MONROE COUNTY, PA**  
1,369,000 SF distribution center

**REMOUNT BUSINESS PARK | NORTH CHARLESTON, SC**  
65-acre Remount Business Park Real Estate LLC; design-build three buildings; the first building is 200,560 SF high-tech facility, the second and third buildings are 100,000 SF and 75,000 SF, respectively

**PARK 88 | DEKALB, IL**  
425-acre land development

**BAYER CORP | SHAWNEE, KS**  
247,320 SF warehouse and distribution center and office facility; constructed using tilt-up concrete over structural steel, the facility features 10 dock doors and 35-foot clear-heights

**CREVE COEUR CORPORATE CENTER | CREVE COEUR, MO**  
227,600 SF office building attached to a 1,103-space parking garage

**GATEWAY COMMERCE CENTER | MADISON COUNTY, IL**  
2,300 acre distribution park

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**RELEVANT PROJECT EXPERIENCE CONTINUED**

**SAVE A LOT | 9 FACILITIES**  
2,600,000 SF, 245-acres

**3M MIDWEST DISTRIBUTION CENTER | DEKALB, IL**  
90,670 SF distribution center; 21-acre site and features 13,155 SF office space and two material storage rooms totaling 77,515 SF; other features include: additional fire protection, in-rack sprinkler, specialized mechanical and electrical systems, pre-cast concrete wall panels over structural steel and storage areas that house red-label products.

**3M REGIONAL DISTRIBUTION CENTER | DEKALB, IL**  
650,000 SF build-to-suit regional distribution center; 49-acre site; features 23,000 SF office space; brings the company's total occupancy to almost 1,600,000 SF; location includes convenient access to air transportation outlets, two dock offices totaling more than 1,500 SF, a mezzanine area, 70 loading dock positions, and 400 trailer parking spaces for increased efficiencies.

**PAGE-LINDBERGH INDUSTRIAL PARK | ST. LOUIS, MO**

**UNION SEVENTY CENTER INDUSTRIAL PARK | ST. LOUIS, MO**

**ALTON CENTER BUSINESS PARK | ALTON, IL**  
452,000 SF mixed-use development

**THE PLAZA IN CLAYTON | CLAYTON, MO**  
16-story structural concrete office tower, 30-story structural concrete office tower and a three-story structural concrete, 1,644-car, seven-level underground parking garage

**CITIMORTGAGE AT PROGRESS POINT | O'FALLON, MO**  
515,000 SF design-build office building and process center

**CORPORATE WOODS OFFICE PARK | EARTH CITY, MO**  
Three four-story buildings containing 424,000 SF Class A office space

**RIVERPORT COMMONS | EARTH CITY, MO**  
122,252 SF speculative office building

**THE WOODLANDS OFFICE PARK | ST. LOUIS, MO**

**GATEWAY ONE OFFICE BUILDING | ST. LOUIS, MO**