

17000 IH10, Vidor, TX 77662
OFFICE/WAREHOUSE FOR LEASE

Build To Suit Available! **and/or** **New construction**
1st qtr 2020



Lease Price: \$0.85 psf/month
2400 sf \$2040 month / \$2720/ month

Interstate 10 Frontage

Additional charges included in rent above

Great location available for office, warehouse, or storage * grade level access with 14' X 14' overhead doors * truck parking available.

(3) Entrances off of IH10 access road with ample up front parking

+30 Acre complex in the city limits of Vidor – zoned for office/ commercial - *tenant's specific use should be verified with the City of Vidor

Property is located on Interstate 10 access road– between Exit 864 and FM 1132 overpass * easy on /off IH10 access

FOR MORE DETAILS CONTACT:

Office Interior:

- Approximately 800sf – 3 offices
- 2400 sf (40' x 60') and 3200 sf (40' x 80') with ability to enlarge
- 9' sheetrock ceilings
- sheetrock walls
- ceramic tile flooring
- 1 Restroom office/ 1 restroom warehouse
- Break area
- warehouse passage door

Warehouse:

- single phase power
- 18' eave height
- 20' crest height
- Insulated roof
- 2- 14' X 14' overhead doors
- front concrete drive lane/yard entry

Yard:

- small stabilized yard behind warehouse
- fully fenced with drive lane entry/gate

Tammiey Linscomb
 409 – 673 - 6057
 tammiey@cbcaaa.com

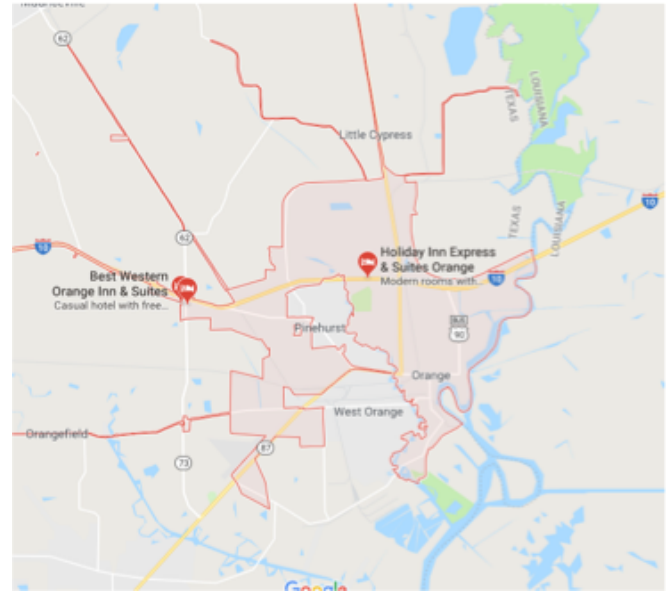
Deb Cowart
 409 – 651-3559
 deb@cbcaaa.com

WWW.CBCAAA.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
 Arnold and Associates
 1 Acadiana Court
 Beaumont, TX 77706
 409-833-5055

17000 IH10, Vidor, TX 77662
OFFICE/WAREHOUSE FOR LEASE



ABOUT ORANGE, TX

- 113 miles east of Houston
- Population of Orange County– 84,260
- Orange is located on the west bank of the Sabine River which separates the states of Texas and Louisiana
- Has a large deep water port connected to the Gulf of Mexico
- Industry promotes the economy and keeps population growth steady
- Home to Lamar State College - Orange

Learn more about Orange by visiting the city online:

<http://www.orangetexas.net>

2017 Demographics

	Population	Households	Avg. HH Income
1 Mile			
2 Miles			
3 Miles			

WWW.CBCAAA.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
 Arnold and Associates
 1 Acadiana Court
 Beaumont, TX 77706
 409-833-5055



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>CBC Arnold and Associates</u>	<u>518763</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Sheri Arnold</u>	<u>418241</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

<u>Deb Cowart</u>	<u>503902</u>	<u>deb@cbcaa.com</u>	<u>(409) 833-5055</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Coldwell Banker Commercial, 1 Acadiana Court Beaumont, TX 77706
Debra Cowart

Phone: 4098335055

Fax: 4098335125

Debbie Cowart

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com