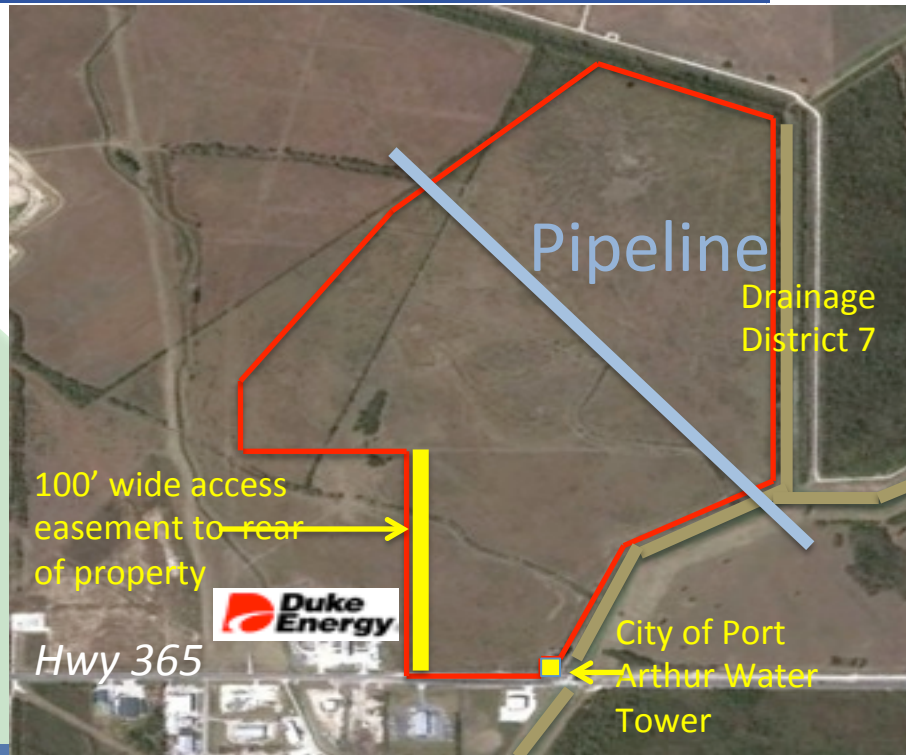


FOR SALE

Arnold and Associates



Highway 365, Port Arthur, Texas

+234.05 ACRES - READY FOR YOUR PROJECT!**Property Information****Zoning**

Light Industrial

Area**+234.05 ACRES**

*approximately **+17.509** acres
are encompassed in the DD7
Drainage System

Net Usable Land Area

+216.54 ACRES plusan additional 3.796 acres
contained within an access agreement with
adjacent land owner (100' wide x 1653' deep)
located on west side of property

FOR MORE DETAILS CONTACT:

Debbie Cowart
deb@cbcaaaa.com
Phone : (409) 651-3559

Tammiey Linscomb
tammiey@cbcaaaa.com
Phone : (409) 833-5055

One Acadiana Court, Beaumont, TX, 77706
(409) 833-5055

SALES PRICE:**\$10,000.00 Acre****(\$0.23 psf)**

***price based on net usable
land **+216.54** acres**

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One Acadiana Court
Beaumont, TX 77706
409-833-5055

FOR SALE



Arnold and Associates



PROPERTY DETAILS

Description This location offers approximately 234 ± Acres of open land with approximately 800' of frontage on Highway 365 * In addition to the 800' of frontage, the property offers an additional 100' wide access on the west side (provided by a reciprocal agreement with adjacent land owner) * Located on the busy Hwy 365 corridor between the intersections of Hwy 69 and West Port Arthur road with a Light Industrial zoning* the location offers a great opportunity to conveniently locate numerous types of businesses (zoning and proposed uses should be verified with the City of Port Arthur)

Location This area is recognized as one of the world's largest petrochemical and refining complexes, proudly serving as home for such companies as ExxonMobil, Bayer, Huntsman, BASF, and I.E. DuPont * Industrial properties located in Southeast Texas are well-positioned for commerce and industry due to an exceptional infrastructure, which includes interstate highways, an extensive rail system, regional airport and a deep-water ports * The Port of Beaumont and Port of Port Arthur are both in close proximity and provide excellent access to major markets throughout the U.S. and the world for transporting raw and finished products. Major industries include shipping, petroleum and agricultural * Significant developments in recent years include major federal, state and local prison complexes between Beaumont and Port Arthur in Mid-County. The area economy is primarily based on petrochemical refining and production related industries. Economic conditions have been fairly stable in recent years, as area industrial plants have continued to expand and renovate existing facilities.

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\$0.52/SF NNN



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AREA INFORMATION

ABOUT PORT ARTHUR AND SURROUNDING AREA

- 90 miles east of Houston
- Tri County area population exceeds 400,000
- Area is located just north of the Gulf of Mexico
- Has (2) large hospitals and medical campus
- Home to Lamar University boasting several branch campuses in surrounding cities
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Petrochemical industry promotes the economy and keeps population growth steady



Learn more about SE Texas by visiting the area online:

<http://www.setedf.org>



Image Source: Google Maps

2015 Demographics

	1 Mile	3 Miles	5 Miles
Population:	3,528	36,620	93,527
Households:	1,754	15,236	36,729
Avg. HH Income:	\$36,165	\$66,055	\$59,569

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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@cbcaaa.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@cbcaaa.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@cbcaaa.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

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