

NEW REDUCED PRICING!!**FOR LEASE**

Arnold and Associates



4700 Highway 365, Port Arthur, Texas 77642
Gulf Breeze Shopping Center

Location

- ✓ On the corner of Hwy 365 and Twin City Hwy with excellent visibility, signage and accessibility.
- ✓ Adjacent to the largest HEB in south Jefferson County with co-tenants including Pizza Hut, Sprint, Supercuts and Flagship Mailroom.
- ✓ Average household income in 5 mile radius is \$50,502 with a population of over 83,950. Near neighborhoods, schools, apartments and other commercial businesses.

SPACE IMMEDIATELY AVAILABLE

\$13.00 per sf / year
NNN \$4.67 per sf / year

Monthly \$ 1767.00

FOR MORE DETAILS CONTACT:

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

Sheri Arnold
 sheri@cbcaaaa.com
 Phone : (409) 659-7977

One Acadiana Court, Beaumont, TX, 77706
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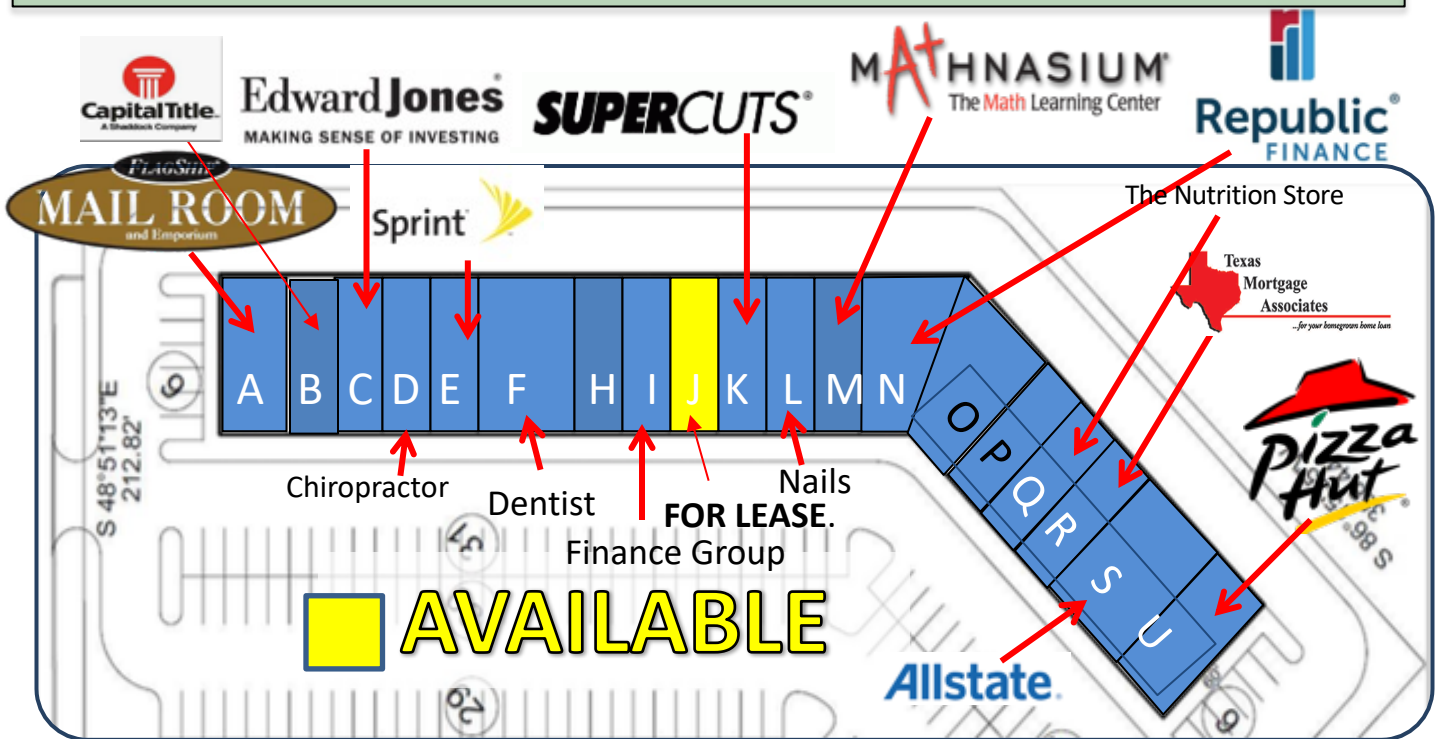
Coldwell Banker Commercial
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SUITE	SF	BASE RENT	NNN
Suite J	1,200 sf	\$1,300	\$467.00/ month



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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



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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

SCRE, INC.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0518763		
	License No.	Email	Phone
Coldwell Banker Commercial Arnold & Associates	0518763		
Designated Broker of Firm	License No.	Email	Phone
Sheri Arnold	0418241	sheri@cbcaaa.com	(409)833-5055
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tisha L. Self	689178	tisha@cbcaaa.com	(409)833-5055
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

Coldwell Banker Commercial Arnold and Associates, One Acadiana Court Beaumont, TX 77706
Sheri Arnold

Phone: 409-833-5055 Fax:
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IABS 1-0 Date
Good Times