

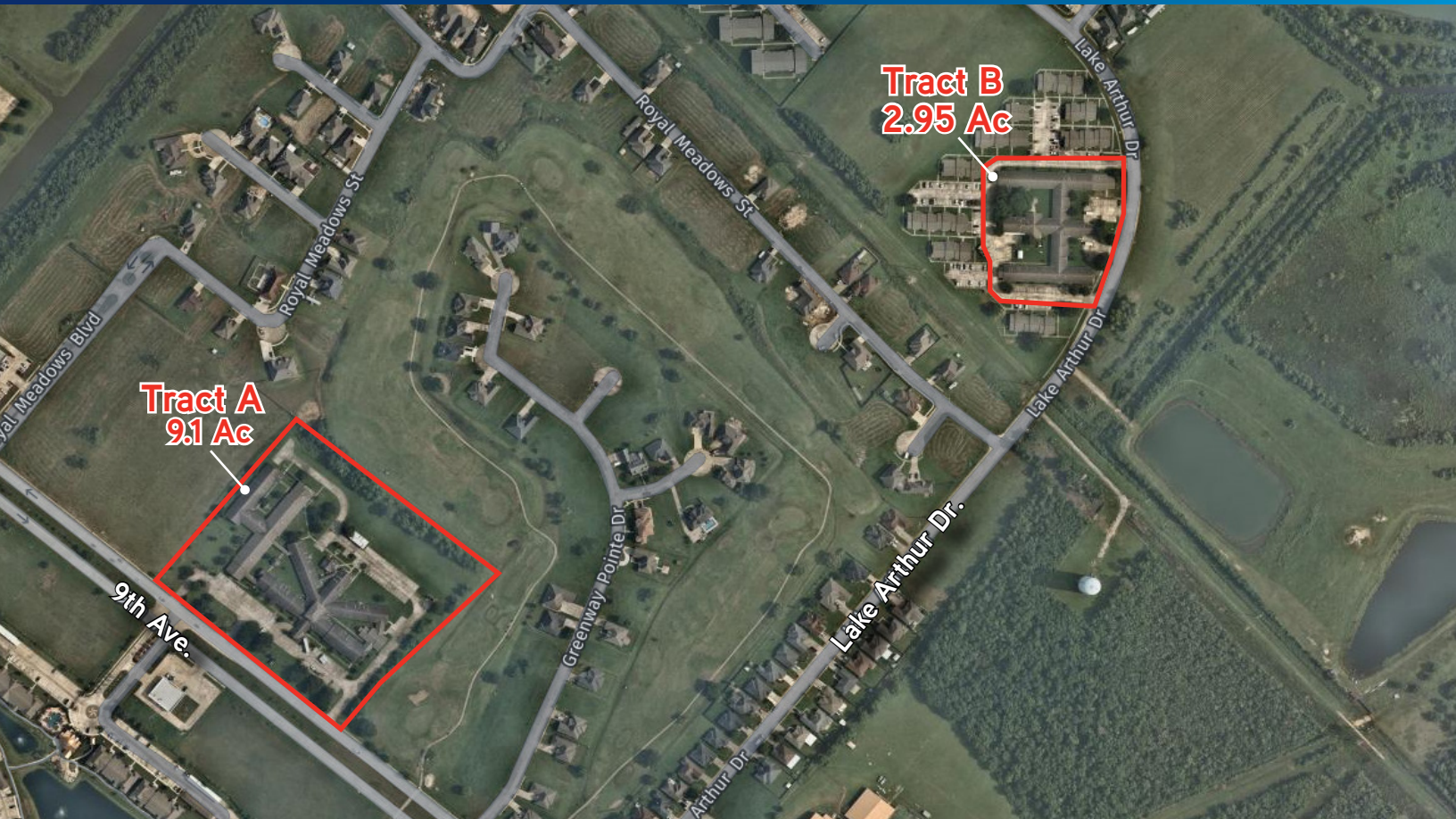
FOR SALE

Redevelopment Opportunity

Former Skilled Nursing Facilities - 12± Acres



4225 LAKE ARTHUR DR. & 7200 9TH AVE. | PORT ARTHUR, TX 77642



Overview

This is an opportunity to acquire two former skilled nursing facilities which are well-positioned for redevelopment as an assisted living facility, skilled nursing facility, or multi-family development. These properties can be purchased together or separately.

Port Arthur, Texas is on the Sabine-Neches River, and is 90 miles east of Houston. The Port Arthur economy is tied to the petrochemical industry and businesses that support that industry. Motiva has the largest oil refinery in the United States in Port Arthur. Other petrochemical plants in Port Arthur include Chevron Phillips, Total, and Valero.

Contact Us

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J.M. PREWITT COMPANY
Commercial & Industrial Real Estate Services

Real Estate. Real Opportunities. **Real Solutions.**

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7200 9TH AVENUE | PORT ARTHUR, TX 77642



Property Features

- > 12.05± Acres Total Available
- > Tract A: 9.1± Acres
- > Ideal Use: assisted living, independent senior housing, skilled nursing facility
- > Zoning: PD-5 (Planned Development)*
 - * Buyer should verify zoning with the City of Port Arthur and make sure the intended use is in compliance with City of Port Arthur Zoning Ordinance
- > Approx. 672 feet of frontage on 9th Avenue
- > Traffic Counts: 6,848 vehicles per day
- > Vacant skilled nursing facility
- > Located within the 100 year flood plain; flooded during Hurricane Harvey
- > Approximately 23 miles southeast of Beaumont; 23 miles southwest of Orange
- > Easy access to U.S. Highway 69/96/287, Highway 73/87, and Highway 347
- > **Sale Price: \$1,650,000**

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Property Photos



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Tract B: 2.95± Acres



Property Features

- > 12.05± Acres Total Available
- > Tract B: 2.95± Acres
- > Ideal Use: multi family development
- > Zoning: MF (Multi Family Residence)*
 - * Buyer should verify zoning with the City of Port Arthur and make sure the intended use is in compliance with City of Port Arthur Zoning Ordinance
- > Approx. 393 feet of frontage on Lake Arthur Drive
- > Traffic Counts: 1,181 vehicles per day
- > Vacant skilled nursing facility
- > Located within the 100 year flood plain; flooded during Hurricane Harvey
- > Approximately 23 miles southeast of Beaumont; 23 miles southwest of Orange
- > Easy access to U.S. Highway 69/96/287, Highway 73/87, and Highway 347
- > **Sale Price: \$505,000**

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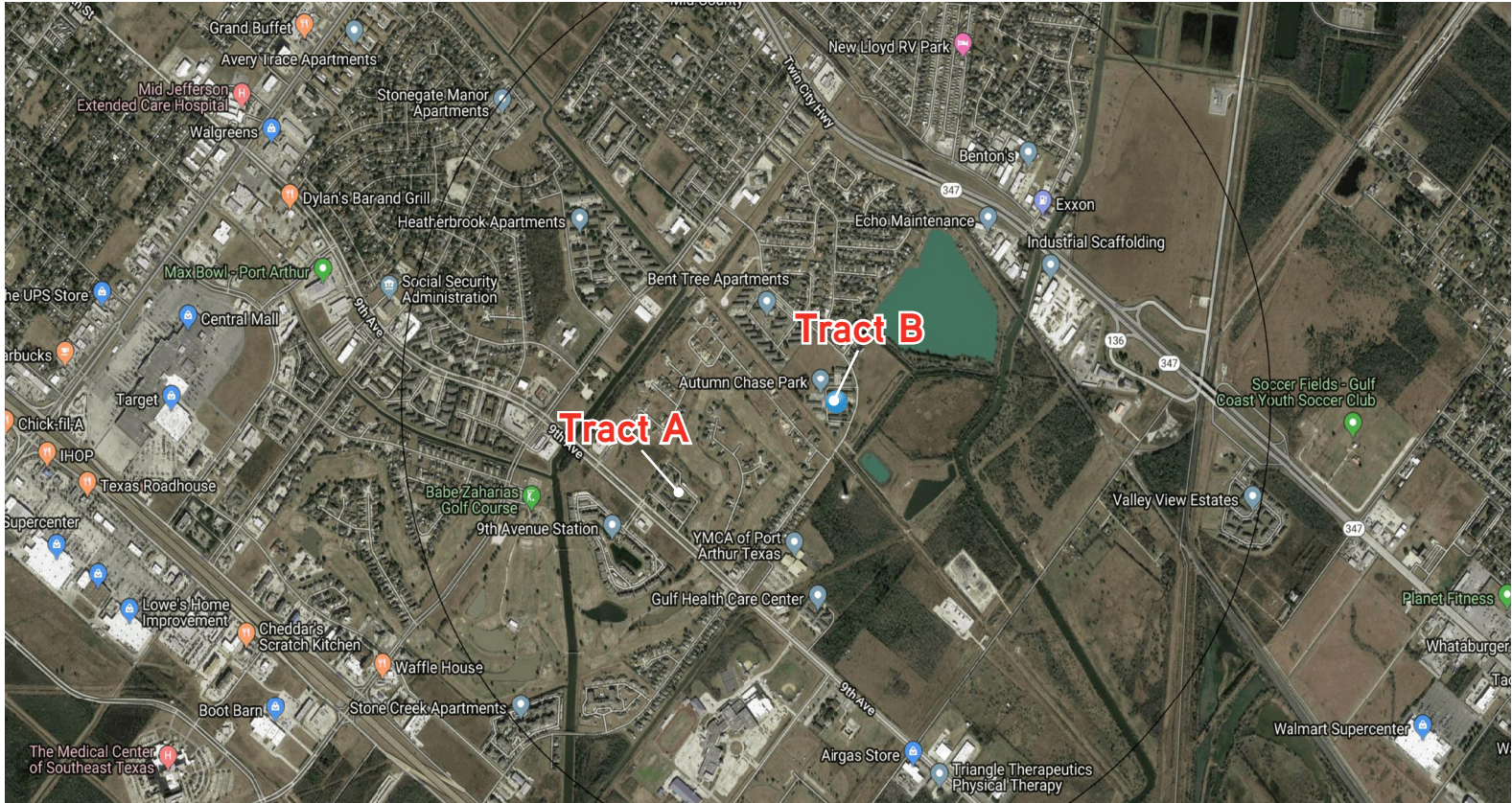
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Demographics

	1-Mile	3-Mile	5-Mile
Population	8,586	48,901	100,666
Avg. HH Income	\$58,363	\$75,833	\$67,311
Total Businesses	171	2,208	3,256
Total Employees	1,924	21,443	32,636

Source: SitesUSA. 2019 Estimates

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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.

Colliers International Houston, Inc.	29114	patrick.duffy@colliers.com	(713) 222-2111
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary Mabray	138207	gary.mabray@colliers.com	(713) 830-2104
Designated Broker of Firm	License No.	Email	Phone
Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	(713) 830-2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William J. Byrd	337665	bill.byrd@colliers.com	(713) 830-2131
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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<u>J.M. Prewitt Company</u>	<u>0492087</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>J. Milton Prewitt</u>	<u>0391133</u>	<u>milt@jmprewitt.com</u>	<u>(409)892-3000</u>
Designated Broker of Firm	License No.	Email	Phone

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

_____	_____	_____	_____
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

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