

6755 Phelan, Beaumont, Texas

Madison Plaza



Arnold and Associates



HIGHLIGHT OF AVAILABLE SUITES

SUITE 17: 1610 SF

- Former learning center
- Pylon sign space available
- Store front parking

TOTAL RENT:
\$2314.38 / Month
**(includes \$0.31 psf/
month-nnn's)**

ABOUT THE PROPERTY

Located in the desirable west end and away from the congestion of Dowlen Road * steady flow of "to and from" work traffic * good tenant mix of regional retail, service and office use * large parking area with several points of access * large lighted double sided monument sign.

FOR MORE DETAILS CONTACT: Coldwell Banker Commercial

DEB COWART deb@cbcaaa.com Main 409-833-5055
Cell 409-651-3559

One Acadiana Court
Beaumont, TX 77706

www.cbcaaa.com

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Property Information

Construction

Metal structure and sheet metal roofing- finished out with an EIFS exterior.
Exterior Remodel and new pylon

Year Built

2006

Zoning

GC-MD General Commercial

Parking Provided

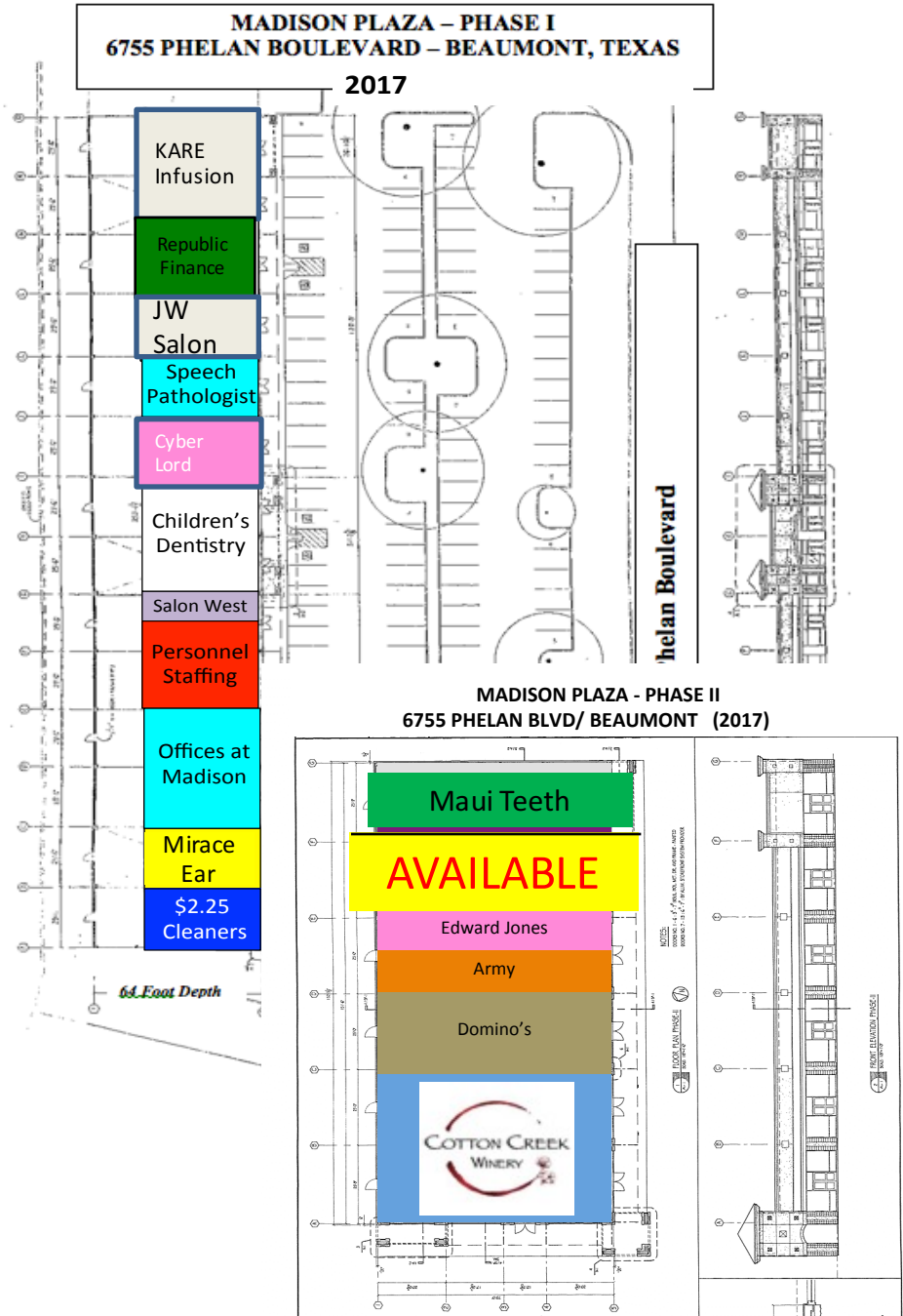
Office/Retail
138 Spaces

Rental Rates

Base Rate (plus nnn's)
\$13.50 psf / year

Office Suites- *call for availability*
\$450.00/month

NNN's - \$3.75 psf / year
or \$0.31 psf / month



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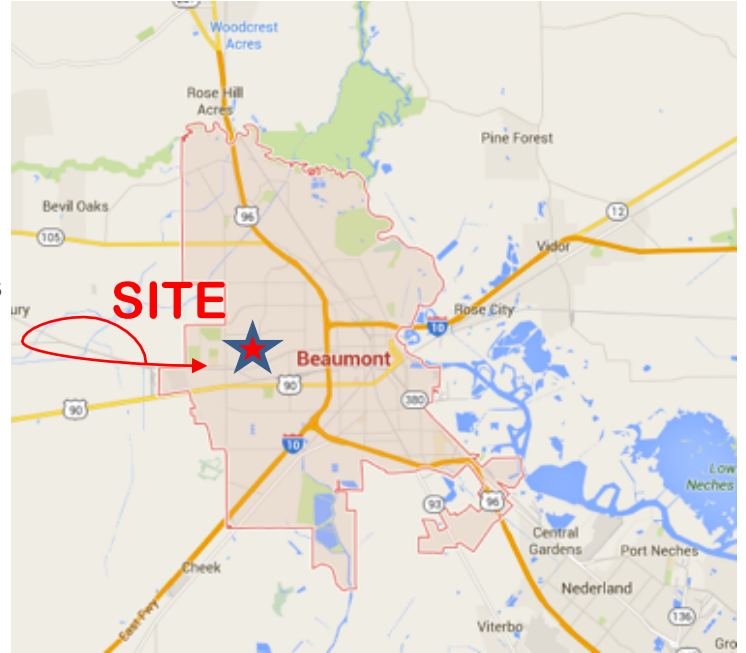


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AREA INFORMATION

ABOUT BEAUMONT, TX.

- 90 miles east of Houston
- Population of Jefferson County–252,000
- Beaumont is located on the Neches River
- Has (2) large hospitals and medical campus
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Industry promotes the economy and keeps population growth steady
- Home to Lamar University



Learn more about Beaumont by visiting the city online:

<https://beaumonttexas.gov>



Image Source: Google Maps

2018 Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,820	45,554	99,491
Households:	4,351	18,586	40,139
Avg. HH Income:	\$81,415	\$93,864	\$71,765

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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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>518763</u> License No.	<u>sheri@cbcaaa.com</u> Email	<u>(409) 833-5055</u> Phone
<u>Sheri Arnold</u> Designated Broker of Firm	<u>418241</u> License No.	<u>sheri@cbcaaa.com</u> Email	<u>(409) 833-5055</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Deb Cowart</u> Sales Agent/Associate's Name	<u>503902</u> License No.	<u>deb@cbcaaa.com</u> Email	<u>(409) 833-5055</u> 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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