

# PRIME COMMERCIAL OPPORTUNITY


FOR SALE +/- 1.42 ACRES - READY FOR DEVELOPMENT

## 1311 Boston Avenue

Nederland, Texas 77627



### KEY HIGHLIGHTS


 Prime Boston Ave Location — Historic Downtown District

 C-2 General Commercial Zoning


 FEMA Zone X — Low Flood Risk Area

 High-Traffic Corridor — US Hwy 69 & I-10 Access

 Near 3 Lamar University Campuses

 Energy Texas Service Area

 Nederland EDC Type B Incentive Programs

 Top-Rated Nederland ISD Schools



[Click here for drone video](#)

**Deb Cowart** M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | **Tisha Self-Stone** M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)  
Coldwell Banker Commercial Arnold and Associates

YOUR NEXT OPPORTUNITY AWAITS

FOR SALE +/- 1.42 ACRES - READY FOR DEVELOPMENT

# 1311 Boston Avenue

Nederland, Texas 77627



[Click here for  
drone video](#)



Deb Cowart M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | Tisha Self-Stone M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)  
Coldwell Banker Commercial Arnold and Associates

# PRIME COMMERCIAL OPPORTUNITY



FOR SALE +/- 1.42 ACRES - READY FOR DEVELOPMENT

# 1311 Boston Avenue

Nederland, Texas 77627



[Click here for drone video](#)

*Listed below are some of our Boston Ave. Businesses*

RETAIL & BOUTIQUES	DINING & BEVERAGES	CITY SERVICES	ARTS & CULTURE
<b>Glory B's Consignment</b> GB 1058 Boston Ave	<b>Baubles &amp; Bliss</b> B 1126 Boston Ave	<b>Gaudie &amp; Company</b> G 1143 Boston Ave	<b>Twisted Gypsy</b> TG 1219 Boston Ave
<b>Butcher's Korner</b> BK 1155 Boston Ave	<b>Blanc on Boston</b> BB 1205 Boston Ave	<b>Buckstin Brewing</b> BC 1211 Boston Ave	<b>Sorella's Wine Bar</b> S 1217 Boston Ave
<b>Love Bug's Bounce House</b> LB 1237 Boston Ave	<b>Nederland Police Dept.</b> PD 1400 Boston Ave	<b>Nederland Fire Rescue</b> FD 1404 Boston Ave	<b>Nederland Post Office</b> PO 223 N 14th St
<b>Nederland EDC</b> EDC 1519 Boston Ave	<b>Dutch Windmill Museum</b> DW 1500 Boston Ave		

Deb Cowart M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | Tisha Self-Stone M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)  
 Coldwell Banker Commercial Arnold and Associates

# ZONING, FLOOD DATA & LOCATION ADVANTAGE

1311 Boston Avenue, Nederland, Texas



## CITY ZONING CLASSIFICATION

Zoning District	C-2 — General Commercial
Permitted Uses	Retail, Office, Restaurant, Service, Light Commercial & Mixed Use
Overlay	Boston Avenue Historic Corridor
Min Lot Size	Per City Ordinance 2001-17
Setbacks	Per C-2 District Regulations
Height Limit	35 ft standard (variances avail.)
Parking	Per use; ample on-street available
Signs	Commercial signage permitted

## FEMA FLOOD ZONE INFORMATION

### ZONE X — MINIMAL FLOOD HAZARD

FIRM Panel	48245C0325G — Jefferson County
Zone Designation	Zone X (Unshaded)
Risk Level	Minimal — Outside 500-yr Floodplain
NFIP Status	Jefferson County participates in NFIP
Flood Insurance	Not federally required (Zone X)
Base Flood Elev.	N/A for Zone X designation

## STRATEGIC LOCATION ADVANTAGES

8 mi

to Lamar University  
& LIT Beaumont

10 mi

to Port Arthur  
& Sabine Pass

< 100 mi

to Downtown  
Houston

< 50 mi

to Louisiana  
Border

Adj.

Jack Brooks  
Regional Airport

⚠ Always verify current FEMA FIRM maps at [msc.fema.gov](https://msc.fema.gov) for official flood zone determinations  
Click here to go to Fema website : <https://msc.fema.gov/portal/home>.

Deb Cowart M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | Tisha Self-Stone M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)  
Coldwell Banker Commercial Arnold and Associates

# WHAT THE CITY OF NEDERLAND OFFERS YOU



## Strong City Government

Full-service municipal government with City Manager structure; proactive, business-friendly administration

## Public Safety

Dedicated Nederland Police & Fire Departments; consistently low crime rates and rapid emergency response

## City Utilities

City-managed water, sewer & sanitation; Mon–Fri 8am–5pm billing office; 24/7 emergency line

## Infrastructure

Well-maintained roads, US Hwy 69/287/96 & I-10 access; adjacent to Jack Brooks Regional Airport

## Nederland ISD Schools

5A UIL District; 4 elementary, 2 middle, 1 high school; \$3M–\$5M in annual senior scholarships

## Six City Parks

Doornbos Heritage Park (pool, rec center), Tex Ritter Park, Rienstra Heritage Park, Veterans Park & more

## Recreation Center

Indoor gym, racquetball court, event rental space; swimming pool; tennis courts; walking paths

## Community Events

Christmas on the Avenue, Fourth of July Extravaganza, Heritage Festival, Nederland EDC Fall Concert Series, Nederland EDC Fall Market, Trunk or Treat

## Planning & Permitting

Community Development Dept handles permits, zoning, platting; knowledgeable staff for new projects

## Entergy Texas

Reliable power infrastructure with industrial-grade capacity; Entergy Site Selector program for businesses

**Deb Cowart** M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | **Tisha Self-Stone** M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)

Coldwell Banker Commercial Arnold and Associates

*The Nederland Economic Development Corporation is a Type B EDC — supporting qualifying businesses through grants, subsidies, and incentive programs funded by a local sales tax.*

## SBA 504 Loan Program

50-40-10 structure: Bank 50%, SETEDF/SBA 40%, Borrower 10% down. Below-market fixed rates, 10/20/25-yr terms. Projects from \$250K to \$15M+. No balloon payments.

## Small Business Dev Center

Free consulting, business planning, financial analysis, and market research through SBDC network. Access to professional development resources and training programs.

## Workforce Solutions SETX

Access to workforce training funds, labor market data, and recruitment assistance through Workforce Solutions Southeast Texas to support hiring and staffing needs.

[Nederland EDC website](#)

## Business Incentive Packages

Custom grant, subsidy & incentive packages for qualifying businesses. Primary industry job creation, manufacturing, retail expansion, and infrastructure investment supported.

## Southeast TX Econ Dev Foundation

SETEDF provides regional business financing tools and SBA Certified Development Company services across Southeast Texas. Partners with NEDEDC for project financing.

## Market Day & Community Events

"Old Town Nederland Market Days" and "Takin' It to the Streets" concert series drive foot traffic. EDC actively promotes local businesses through events and marketing.

[City of Nederland website](#)



## Information About Brokerage Services

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

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<small>Coldwell Banker Commercial Arnold and Associates</small>			
	518763	sheri@cbcaaa.com	409-833-5055
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	409-659-7977
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Deb Cowart Associate Broker	503902	debcowart123@gmail.com	409-651-3559
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2



O: 409-833-5055

M: 409-651-3559

Email: [debcowart123@gmail.com](mailto:debcowart123@gmail.com)



O: 409-833-5055

M: 409-658-0330

Email: [tishacre123@gmail.com](mailto:tishacre123@gmail.com)