

# FOR LEASE – RETAIL/OFFICE SPACE

1173 N. Main Street, Vidor, TX 77662



**COLDWELL BANKER  
COMMERCIAL**

**ARNOLD AND  
ASSOCIATES**



**Newly Remodeled - Inside /Out**

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

TAMMIEY LINSOMB, AGENT  
OI 409-833-5055 MI 409-673-6057  
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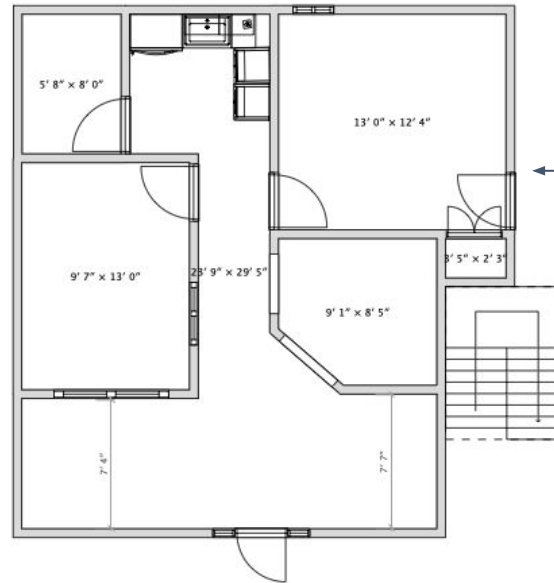
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## Property Information:

- Newly renovated interior and exterior
- Five flexible office/retail spaces available
- Two-story professional complex
- Modern finishes and abundant natural light
- Ideal for retail, professional offices, medical, or creative use
- Convenient access and strong visibility
- Golden Chick Anchor Spring 2026
- Pylon Signage on Main in progress
- Large Parking Field
- Heavy Traffic Development
- Long Term Leases Available

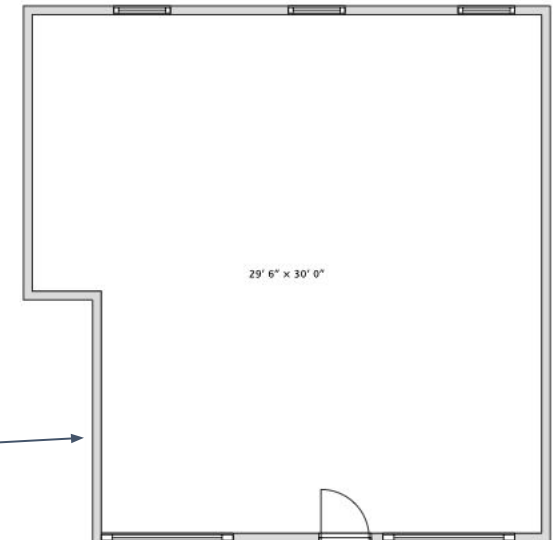
Perfect for businesses seeking a clean, contemporary space in a high-potential location.

## First Floor Units



Unit 5 - 831sf  
**\$1246.50/month**  
**Build to Suit**

Unit 1A - 730sf  
**\$1095/month**



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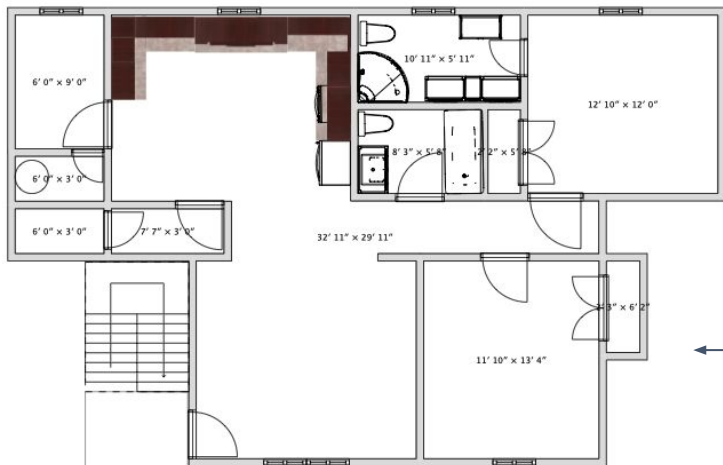
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## Second Floor Units

Unit 1 - 1450sf  
**\$1812.50/month**

Unit 3 - 885sf  
**\$1106.25/month**

Unit 6 - 1120sf  
**\$1400/month**



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11/2/2015



**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 LICENSES 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 counteroffer 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 obtained by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker assumes the buyer's/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 some cases hold or oversee title, set forth the broker's designations 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 (seller 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.

**AS SUBAGENT:** A license holder acts as a subagent when acting as 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.

Coldwell Banker Commercial Arnold and Associates:	09181023	shorliffe@cbcaaa.com	409-833-5055
Licensed Broker/Broker Firm Name or Primary Assumed Business Name:	License No.	Email	Phone
Designated Broker of Firm (Shelley Arnold)	04181041	shorliffe@cbcaaa.com	409-833-5055
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tammiey Linscomb	301461	tammiey@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](http://www.trec.texas.gov)

Coldwell Banker Commercial, Arnold and Associates, The Arnold Court Building 1517766  
Produced with Core Real Estate Technology (CET) in partnership with Core Real Estate, Inc. 1517766  
Page 1 of 1  
JANIS 1-10-2015



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