

FOR LEASE – INDUSTRIAL YARD

960 B FM 365, Port Arthur, TX 77640



COLDWELL BANKER
COMMERCIAL
ARNOLD AND
ASSOCIATES



6.5 Acres

Lease Rate: \$9,750.00/mo

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

TAMMIEY LINSOMB, AGENT
01 409-833-5055 MI 409-673-6057
tammiey@cbcaa.com
www.cbcaa.com

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Property Information:

- Heavy Duty Stabilization (minimum 16" depth)
- Low Fenced
- Gated Entry
- Large Industrial Entry
- Well Established Industrial Park
- Signage Available on FM 365
- 6 Acre Parking Field

Lease Rate: \$9750.00/month



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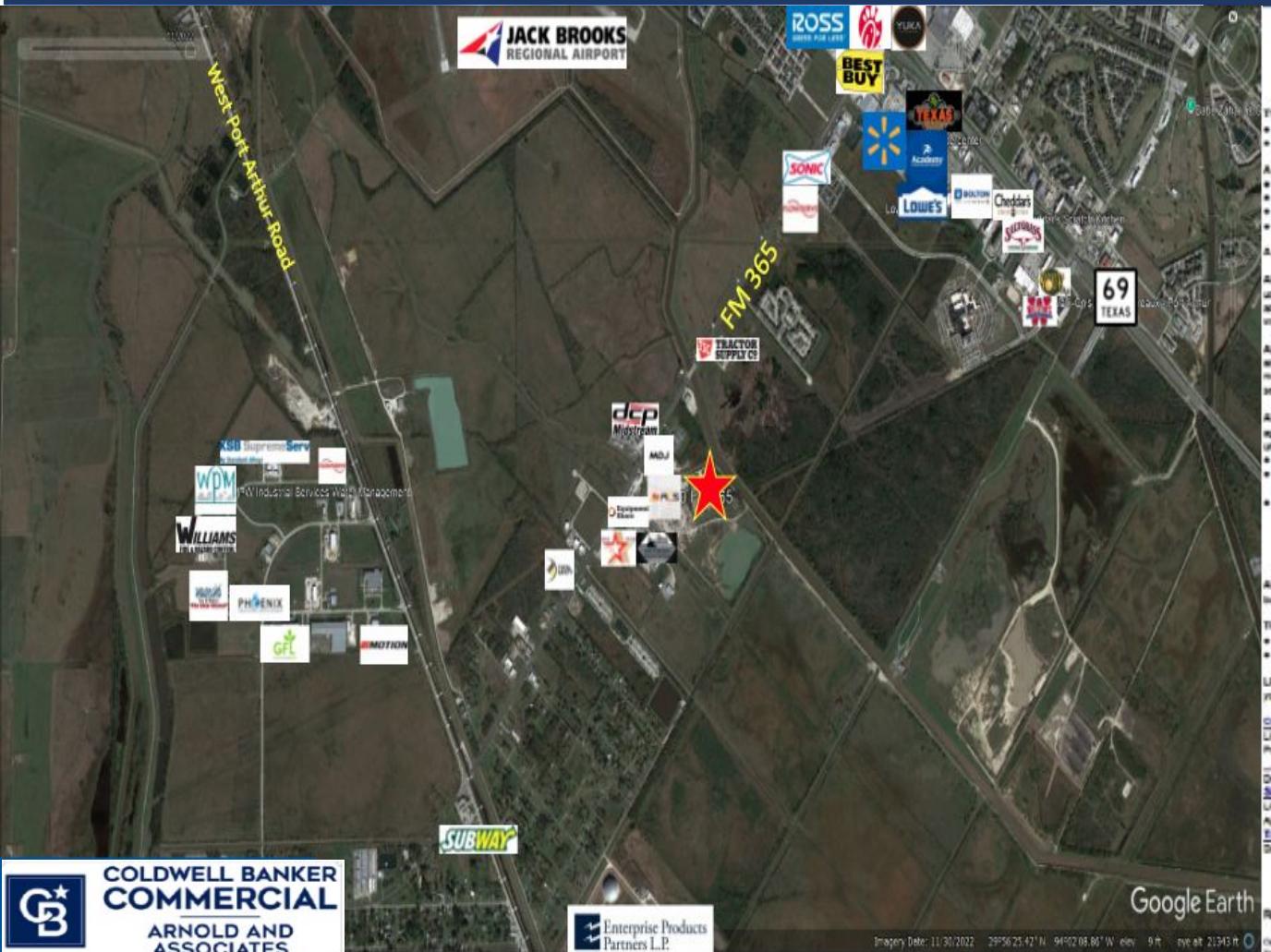
FOR LEASE – 6.5 AC INDUSTRIAL YARD

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11/2/2015



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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.

TYPE 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 broker is the person or party that the broker represents):

- Put the interests of the clients 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 to 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 owner 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 disclosed by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The buyer becomes the buyer'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 or disclosed 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 circumstances held or determined later, 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, assign 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 assign 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.

Coldwell Banker Commercial Arnold and Associates	DR 3870	www.cbcaa.com	(409)833-5055
Licensed Broker / Broker Firm Name or Primary Assumed Business Name:		Email:	Phone:
Designated Broker of Firm: Sheld Arnold	License No.: 6418241	Email: sheld@cbcaa.com	Phone: (409)833-5055
Licensed Supervisor of Sales Agent: Associate: Tammiey Linscomb	License No.: 331465	Email: tammiey@cbcaa.com	Phone: (409)833-5055
Sales Agent/Associate's Name:	License No.:	Email:	Date:

Buyer/Tenant/Landlord initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

PAR 1-0-0389
08/06/2015

Coldwell Banker Commercial Arnold and Associates, Inc. License #CB-00000000
Brokerage License #CB-00000000, TREC License #CB-00000000
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