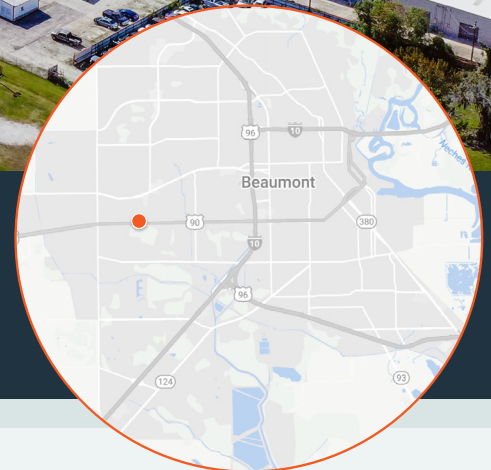


BUTTROSS COMMERCIAL - PROPERTY FOR SALE



FOR SALE

121 ACRES COLLEGE & PINCHBACK RD.
1.80 – 121 ACRES +/- BEAUMONT, TX 77707



PROPERTY FEATURES

- Great retail development tracts
- Future Dowlen Road expansion opens this property up for major retail development
- Multiple tracts
- Can be bought separately or in any combination
- Individual tracts can also be divided
- College/Highway 90 frontage
- Future Dowlen frontage
- City is looking to see major development here and it will likely expedite Dowlen expansion

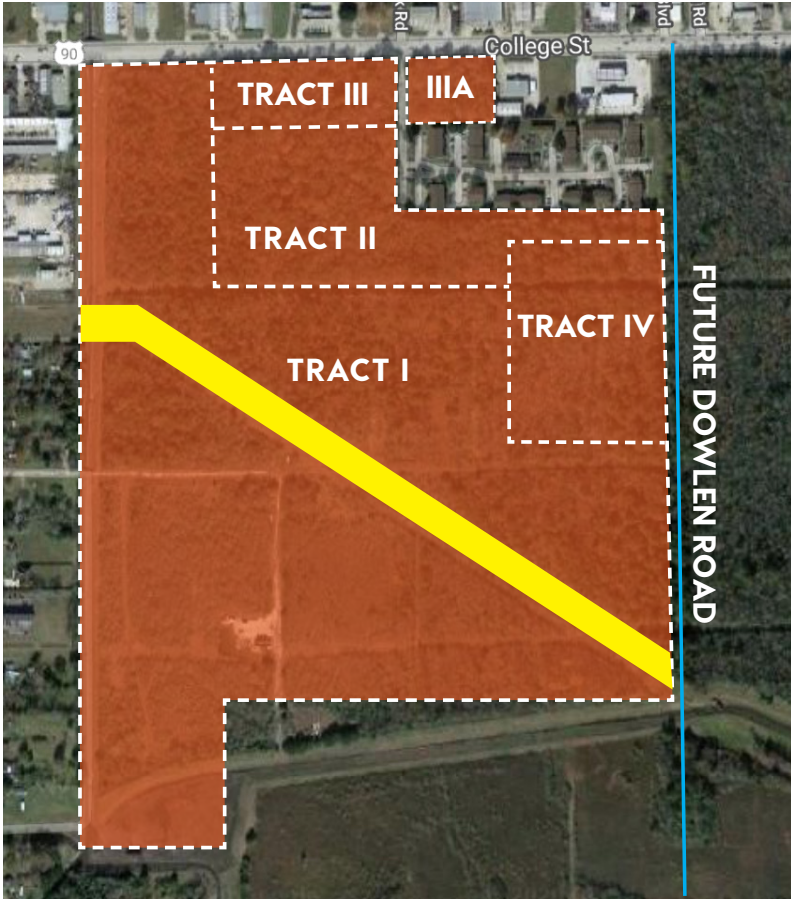
CALL TODAY | 5129708932

David Buttross Owner and Broker of this property David@buttross.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

TRACT OVERVIEW

1.80 - 121 ACRES +/-



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TRACT I

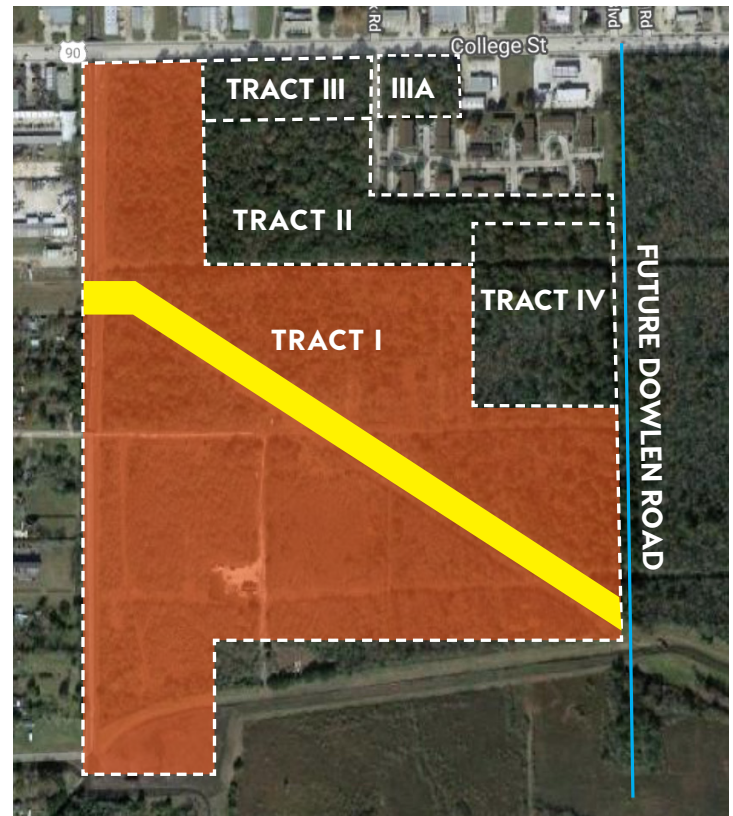
92.746 ACRES - FOR SALE



TRACT I

92.746 ACRES / \$25,000/ACRE

- Great mixed use/retail site
- 694' +/- frontage on College Street
- 1,121' +/- on Future Dowlen Rd.
- Could be large residential development or mixed use
- Zoned GC-MD along college and RS behind that (verify with City)
- Can be bought seperately or in any combination
- Pipeline (shown in red) is not an easement but owner fee simple by pipeline company
- All measurements are approximate



TRACT II

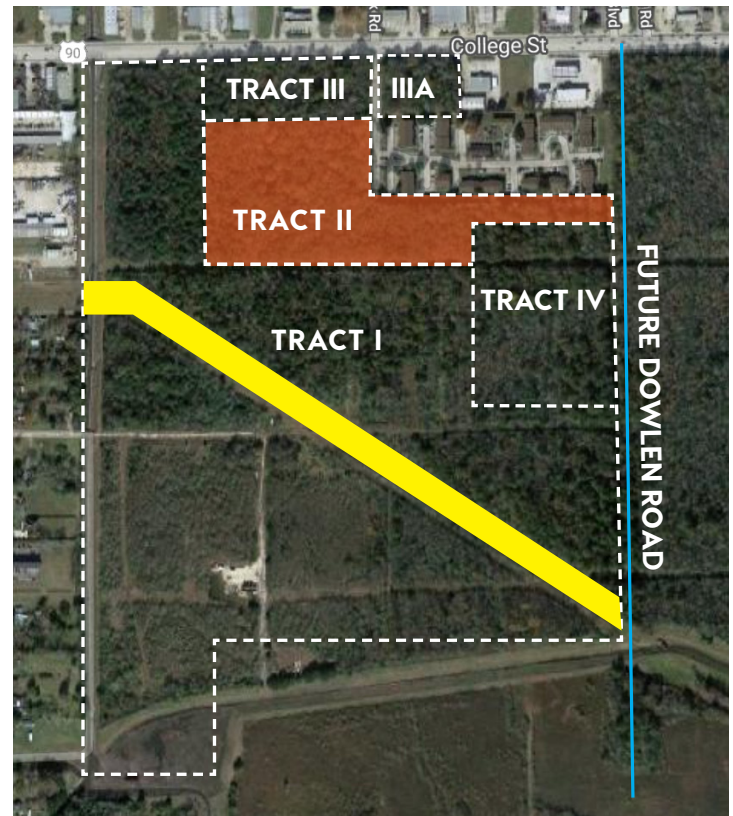
13.22 ACRES - FOR SALE



TRACT II

13.22 ACRES / \$2.00 PSF

- Great big box retail site
- Frontage on Future Dowlen
- 646' +/- frontage on Pinchback
- Combined with Tract III makes a fantastic retail site
- Could be residential, retail or mixed use
- Zoned RS (verify with City)
- Would make an excellent multifamily site with frontage on Pinchback
- All measurements are approximate



TRACT III & IIIA

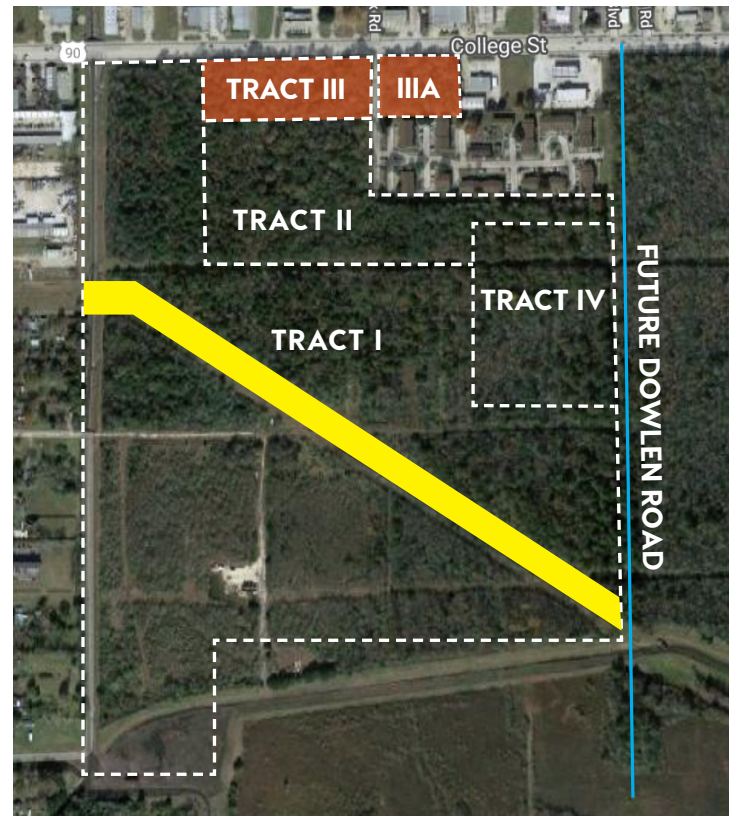
5.418 ACRES - FOR SALE



TRACT III & IIIA

5.418 ACRES / \$4.25 PSF

- Tract III consists of both sides of Pinchback Rd.
- Tract IIIA (1.829 AC) is the East side of Pinchback
- Great retail site
- 940' +/- frontage on College Street
- Zoned GC-MD (verify with City)
- IIIA could be bought separately to make a great corner location.
- All measurements are approximate



TRACT IV

10 ACRES - FOR SALE



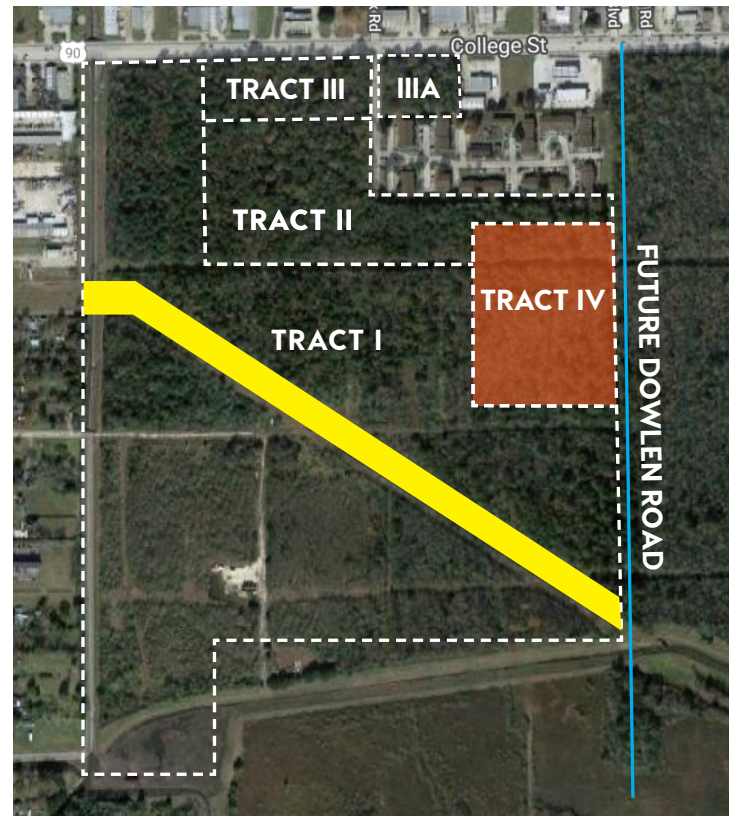
TRACT IV

10 ACRES | \$1.00 PSF

- Future development site
- Frontage on Future Dowlen Road
- Could be residential, retail or mixed use
- Zoned RS (verify with City)
- Can be bought separately or in any combination
- Combined with the other tracts this site would be a premier site once Dowlen comes through
- All measurements are approximate

FOR MORE INFORMATION

Call David@buttross.com 512 970 8932





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 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>David Buttross</u>	<u>395502</u>	<u>David@buttross.com</u>	<u>512 970 8932</u>
Licensed Broker /Broker Firm Name or Primary Assumed Bus	License No.	Email	Phone
 <u>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Buyer/Tenant/Seller/Landlord Initials</u>		 <u>Date</u>	

Regulated by the Texas Real Estate Commission

TXR-2501

Lee Wheeler, 400 Neches Beaumont TX 77701
Lee Wheeler

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 409-899-3300 Fax: 409-899-3301

Lee IABS

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