

For Sale +/- 4.37 acres

567 S. Main, Lumberton, TX 77657



COLDWELL BANKER COMMERCIAL

ARNOLD AND ASSOCIATES

One Acadiana Ct. Beaumont, TX 77706

409-833-5055



- Hidden gem being revealed on Main Street in Lumberton
- Great visibility with over 34,000 cars per day
- Lumberton remains one of the fastest growing communities in SE Texas
- Property boast approx. 256' of frontage providing significant visibility to the 34,000+ cars that travel down this corridor everyday
- Property depth is 775'
- Property has been significantly cleared and is a clean slate for development
- Pond located on land tract that may be useful in meeting water detention requirements and providing a prominent water feature
- Many mature shade trees will remain giving new owner opportunity to utilize for screening and/ or landscaping plan
- Zoning was recently changed to C2 to encourage commercial development (most unrestrictive commercial zoning for the city) **Prospect should verify zoning and planned use
- Location is served by Entergy (electric) and Water (Lumberton Municipal Utility District) **Prospect encouraged to review specific development plans with utility providers for accuracy

Priced to encourage development

*****Call for pricing and more
information*****

FOR MORE DETAILS CONTACT:

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"Always Open...Always Closing"



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Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BUYER'S** 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. 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:
 - 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 this broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<small>Printed or computer-generated license holder name and business name</small>	518763	sheri@cbcaaa.com	409-833-5055
Licensed Broker/Broker Firm Name or Primary Assisted Business Name	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	409-658-7977
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Deb Cowart Associate Broker	503902	debcowart123@gmail.com	409-651-3559
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

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