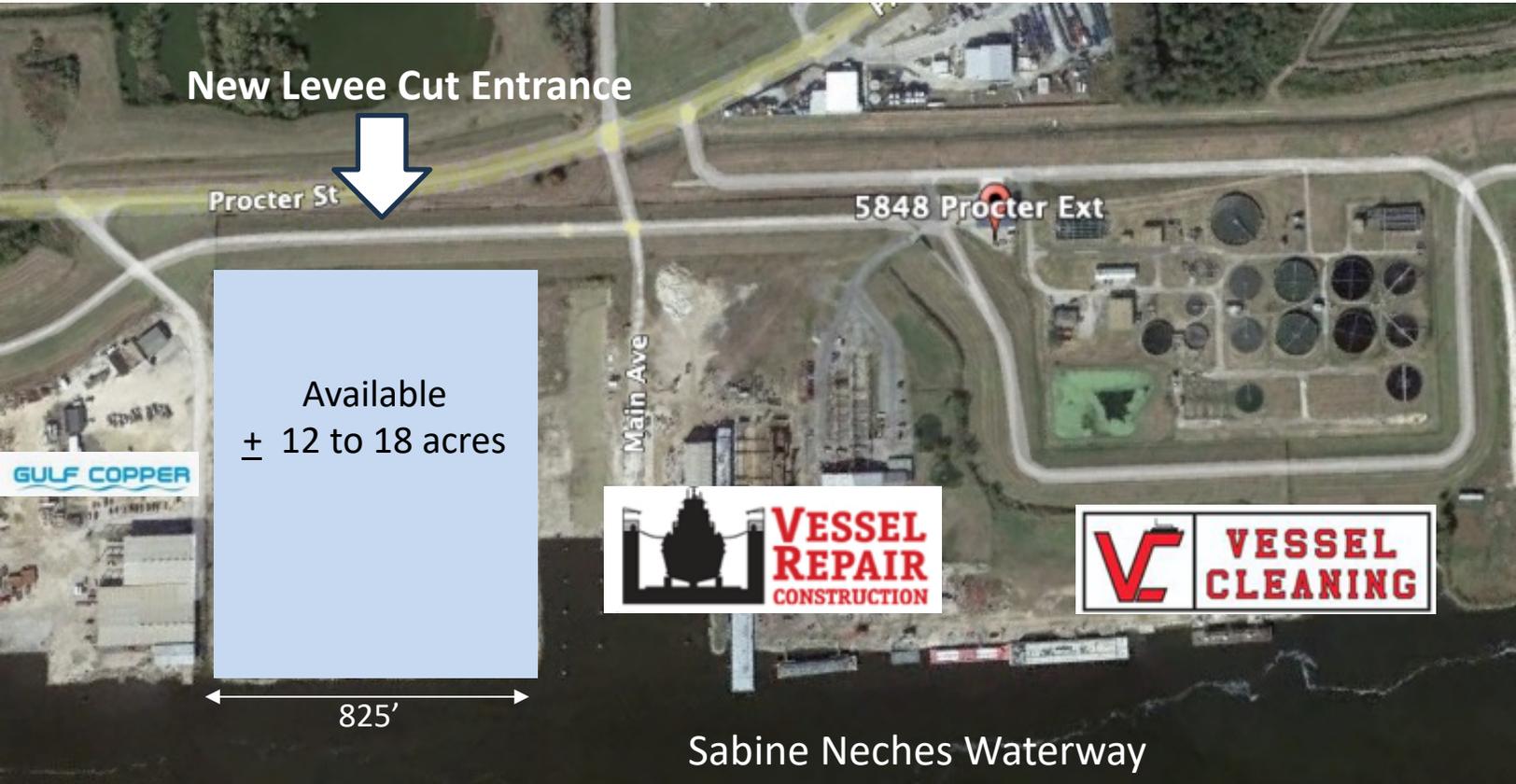


Acreage adjacent to 5848 Procter, Port Arthur TX Waterfront Property on Sabine Neches Ship Channel – FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES



New Levee Cut Entrance



Procter St

5848 Procter Ext

Main Ave

Available
± 12 to 18 acres

825'

Sabine Neches Waterway

[Click here for full drone video of the property](#)

**CALL FOR MORE DETAILS AND
POSSIBLE LEASE OPTIONS/ RATES**

[Click here to view this listing online](#)

[Click here to view our website](#)



Call for more information Debbie Cowart 409-651-3559 deb@cbcaaa.com

WWW.CBCAAA.COM

Coldwell Banker Commercial
Arnold and Associates
1 Acadiana Court
Beaumont, TX 77706
409-833-5055

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ASSOCIATES



- Option #1: 12 Acres – with 500 lineal feet of water front property
- Option #2: 18 Acres– with 825 lineal feet of water front property
- Approximately 12'14' depth at dock and quickly slopes to 20'
- Common spoils site for maintenance dredging
- New rip rap material installed along the entire waterfront
- New monopiles (32" diameter/ 60' length with 25' above mudline / 7/8's inch wall thickness)
- Corps permit for dredging up to 45 ft deep allowing up to a Panamax ship to be breasted
- Located at water way mile marker 280 / Property within city limits of Port Arthur
- City water on site / natural gas and city sewer at entrance near Procter
- Electricity on site: 3 phase 480 volt
- Ground core samples show medium to dense clay at 2 feet
- Abandoned rail spur easement – possible for pipeline right of way
- Parts of the property elevated to levels that have never been affected by flooding
- Zoned "Industrial" / City of Port Arthur

FOR PRICING & MORE DETAILS CONTACT: Deb Cowart 409-651-3559

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ABOUT PORT ARTHUR, TX

- 90 miles east of Houston
- Tri County area population exceeds 400,000
- Area is located just north of the Gulf of Mexico
- Has (2) large hospitals and medical campus
- Home to Lamar University boasting several branch campuses in surrounding cities
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Petrochemical industry promotes the economy and keeps population growth steady



Learn more about Port Arthur by visiting the city online:

<https://www.portarthurtx.gov/>

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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>CBC Arnold and Associates</u>	<u>518763</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Sheri Arnold</u>	<u>418241</u>	<u>sheri@cbcaa.com</u>	<u>(409) 833-5055</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Deb Cowart</u>	<u>503902</u>	<u>deb@cbcaa.com</u>	<u>(409) 833-5055</u>
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

TAR 2501

IABS 1-0

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