

For Sale

1601 S. Childers Rd., Orange, TX. 77630



**COLDWELL BANKER
COMMERCIAL**

**ARNOLD AND
ASSOCIATES**

One Acadiana Ct. Beaumont, TX 77706
409-833-5055

- Sabine River water front site--
7.766 AC.
- Approximately 1000 lineal ft of
frontage
- FEMA Map Flood Zone AE
- Site is located in unincorporated
Orange County – no zoning
- Currently there are no active
utilities located on the property
- Utility providers in the area
include:
 - City Of Orange
 - Centerpoint Energy
 - Entergy



Improvements:

- Steel Canopy
- Chain link fencing
- Stabilized yard
- (2) Steel docks
- New Survey: dated 05/24

CONTACT US FOR PRICING AND MORE DETAILS

debcowartcre.com

Debbie Cowart 409-651-3559

debcowart123@gmail.com

Tisha Stone 409-658-0330

tishacre123@gmail.com

"Always Open...Always Closing"



For Sale

1601 S. Childers Rd., Orange, TX. 77630



COLDWELL BANKER
COMMERCIAL
ARNOLD AND
ASSOCIATES



CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.

For Sale

1601 S. Childers Rd., Orange, TX. 77630



**COLDWELL BANKER
COMMERCIAL**

**ARNOLD AND
ASSOCIATES**

One Acadiana Ct. Beaumont, TX 77706
409-833-5055



CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.



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.

S.C.R.E. Inc.			
Coldwell Banker Commercial Arnold and Associates	518763	sheri@cbcaaa.com	(409)833-5055
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sheri Arnold	418241	sheri@cbcaaa.com	(409)833-5055
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Deb Cowart Associate Broker	503902	deb@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

TXR-2501
Coldwell Banker Commercial, 1 Acadiana Court Beaumont TX 77706
Debra Cowart

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 4098335055 Fax: 4098335125
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Deb Cowart IABS



O: 409-833-5055
M: 409-651-3559

Email: debcowart123@gmail.com



O: 409-833-5055
M: 409-658-0330

Email: tishacre123@gmail.com

CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.