

461 N LHS Lumberton, TX 77657  
2.82 ACRES | FOR SALE



**COLDWELL BANKER  
COMMERCIAL**

ARNOLD AND ASSOCIATES



## C-2 Zoning on Prime Location

- High Visibility
- +/- 340 ft. of Highway Frontage
- 18,875 VPD
- Shared Access and Rear Access
- Survey Available
- Within miles of Starbucks, Walmart, and other thriving businesses

**FOR SALE**  
**\$1,200,000**

FOR MORE DETAILS CONTACT:

**Arielle Gilstrap**  
**LICENSED AGENT**  
LICENSE #0793110



**PHONE**

c: 409-527-0846 o: 409-833-5055



**MAIL**

arielle@cbcaaa.com



**WWW.CBCAAA.COM**

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

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker

461 N LHS LUMBERTON, TX 77657  
2.82 ACRES | FOR SALE



**COLDWELL BANKER  
COMMERCIAL**

ARNOLD AND ASSOCIATES



## ABOUT Lumberton, TX

- 100 miles east of Houston
- Population - 12,000+
- Just north of Beaumont (largest city in South East Texas)
- Highways 96 and 69 run parallel through the city
- Considered a “bedroom” community, one of the fastest growing towns in Texas – averaging 100 home starts per year
- Population grew 35.2% between 2000 & 2010

**Learn more about Lumberton by visiting the city online:**

<https://www.cityoflumberton.com/>



**Total Businesses:**

440 (5 mile radius)



MOTORIZED  
TRAFFIC COUNTS

**Total Traffic:**

18,875 vehicles  
per day



**Total Population:**

24,478 (5mile radius)

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 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 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. **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 the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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	409-659-7977
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Arielle Gilstrap	0793110	arielle@cbcaaa.com	409-527-0846
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date