

3504 HWY 365, Port Arthur, TX 77640
**TURNKEY 2-GEN RESTAURANT
 W/DRIVE THRU & PATIO**



**COLDWELL BANKER
 COMMERCIAL**

ARNOLD AND ASSOCIATES

Cross Central Plaza



Property Highlights:

- **Size:** 3,450 SF
- **Type:** Fully built-out 2nd-generation restaurant
- **Availability:** Immediate
- **Lease Type:** NNN

Prime opportunity for restaurant operators! This **second-generation 3,450 SF restaurant space** offers a Ready kitchen area, **drive-thru**, and **outdoor patio** — ideal for QSR, coffee, fast casual, or full-service concepts.

Features Include:

- Full commercial **kitchen infrastructure** in place
- **Two restrooms**, sales counter, and dine-in seating area
- **Covered patio seating** for expanded service capacity
- **Drive-thru window** for pickup and mobile orders
- Prominent visibility with **excellent signage opportunity**
- Ample parking and easy access for customers
- Surrounded by strong residential and retail traffic

Minimal build-out required — save time and cost with existing infrastructure. Contact us today to schedule a tour and discuss lease terms.



Tammiey Linscomb
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FOR MORE DETAILS CONTACT:

WWW.CBCAAA.COM

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

3504 HWY 365, Port Arthur, TX 77640 RESTAURANT SPACE FOR LEASE


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Sales Counter Area

Front Dining Area

Entrance / Front Counter

Rear Dining Area

Learn more about Nederland by visiting the city online:

<https://www.ci.nederland.tx.us/>



2024 Demographics

	Population	Households	Avg. HH Income
1 Mile	9,417	3,934	\$55,140
3 Miles	40,475	16,464	\$73,074
5 Miles	80,251	29,804	\$66,551

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3504 HWY 365, Port Arthur, TX 77640
RETAIL/ OFFICE SPACE FOR LEASE



**COLDWELL BANKER
 COMMERCIAL**

ARNOLD AND ASSOCIATES



HIGHWAY 365

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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>Coldwell Banker Commercial Arnold and Associates</u>	<u>0518763</u>	<u>sherl@cbcaaa.com</u>	<u>(409)833-5055</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sheri Arnold</u>	<u>0418241</u>	<u>sherl@cbcaaa.com</u>	<u>(409)833-5055</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Tammiey Linscomb</u>	<u>0531461</u>	<u>tammiey@cbcaaa.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

IABS 1-0 Date