

For Sale

3410 IH-10 Orange, TX. 77632



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

Orange is open for business



If you are seeking an office environment that elevates your brand the moment a client arrives, this property delivers.

This beautifully reimagined, free-standing office building underwent a complete transformation in 2023 and was thoughtfully designed to combine elevated aesthetics with operational efficiency. The interior showcases refined finishes and intentional design elements that create a sophisticated yet highly functional workspace.

An impressive reception area sets the tone, seamlessly flowing into a strategic layout that includes private executive offices, collaborative workspaces, training rooms, planning areas, and dedicated conference facilities. Every space was curated to support productivity, client engagement, and team synergy.

Positioned prominently on IH-10 near the signalized intersection of IH-10 and FM 3247 (Martin Luther King Parkway), the property offers exceptional visibility and accessibility. Its physical address directly on IH-10 places your business “front and center” along one of the region’s most significant growth corridors.

The site is strategically located in the path of proposed expansion, surrounded by major developments including a planned H-E-B center development, expanding industrial facilities, regional retail centers, and a fully operational hospital complex already serving the community. This is an opportunity to secure a position in a rapidly developing commercial hub.

Schedule your private tour to fully appreciate the energy and presence this property offers.

Experience the property through its digital footprint, exterior drone footage, and an immersive interior fly-through.



Click here
For Tour

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Strategic location with an unmatched design



Property Highlights

- 5,919 SF office building
- 0.86 acres
- Complete property transformation (2023)
- Single-story, free-standing structure
- Controlled digital access entry
- Fenced parking and secured equipment storage
- Security system with cameras
- Dedicated on-site parking lot
- Grand reception area with adjacent administrative office
- 8 private offices
- 2 conference rooms
- 2 large collaboration rooms
- Dedicated mapping / work area room
- 2 breakrooms
- 4 restrooms



[Click Here For Your Virtual Tour](#)

***** Call for Pricing *****

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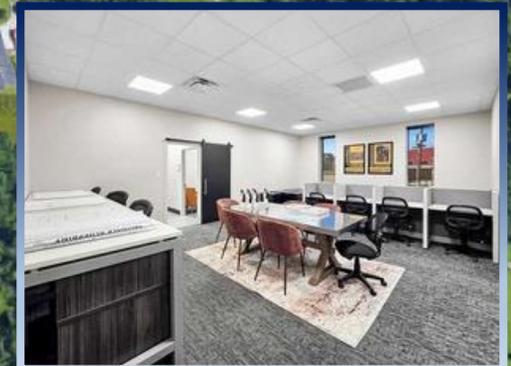
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Regional Connectivity

3410 IH-10 offers unparalleled access to the industrial and commercial heart of the Gulf Coast:

Beaumont, TX: 25 Miles West - Lake Charles, LA: 25 Miles East - Port Arthur, TX: 30 Miles South



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PROPOSED RETAIL
~DEVELOPMENT~

125,000+ SF SHOPPING CENTER
COMING SOON

Proposed Westside Retail Development: A planned 125,000+ SF center featuring new restaurants, retail, and services is slated directly to the west, flanking your location with high-traffic commercial neighbors.

NEW H-E-B
COMING SOON

MAJOR GROCERY DEVELOPMENT

Future H-E-B & Retail Center: H-E-B has officially purchased the Northway Shopping Center site at the northwest corner of IH-10 and Hwy 87. This massive redevelopment project is positioned to become a major regional draw.



The CHRISTUS Hospital – Orange is now fully operational at the Gisela Houseman Medical Campus, bringing 24/7 emergency and specialized medical services to the immediate area.



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INDUSTRIAL GROWTH HUBS – IH-10 & MLK Parkway – Orange, TX



ORANGE COUNTY ADVANCED
POWER STATION (OCAPS)
OCAPS
ORANGE COUNTY ADVANCED POWER STATION
Entergy
1.21-GIGAWATT POWER PLANT
NEAR BRIDGE CITY
Entergy
NEXT TO SABINE POWER STATION

Foundation of Reliability:
The addition of the OCAPS power station ensures that the region has the modern, reliable infrastructure to support new businesses.

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**GOLDEN TRIANGLE
POLYMERS PROJECT**
Chevron Phillips QatarEnergy
\$8.5 BILLION
World-Scale Polymers Facility
Between Foreman Rd. & Hwy 87

Economic Anchor:
The \$8.5 billion Golden Triangle Polymers project is a generational investment that fundamentally raises the economic floor for the entire Orange community, generating thousands of jobs and substantial regional impact.

\$56+ BILLION
INDUSTRIAL INVESTMENT

5 MI. 10 MI. 20 MI.

85 MILES TO HOUSTON

KEY
INDUSTRIES

- Polymers
- Chemical Manufacturing
- Power Generation
- Industrial Logistics
- Construction Materials



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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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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Connect with us :

Our listing and a little about why you should
choose the Deb Cowart

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