

3124 Gulfway Drive, Port Arthur, TX 77642
FREESTANDING LOCATION- FOR SALE



**COLDWELL BANKER
 COMMERCIAL**
 ARNOLD AND
 ASSOCIATES

2,604 SF Retail Space - 0.3214 Acre Lot

Currently operating as a popular fully operational lounge

REDUCED!



Key Features:

- **Location:** Strategically situated on Gulfway Drive, this prime venue boasts proximity to nearby retail shopping centers, ensuring high visibility and foot traffic.
- **Space:** The open-concept layout of the building includes a service counter, DJ booth, and ample seating arrangements. With drive-around access and parking, convenience is guaranteed for both customers and staff.
- Office/Storage Area
- 2 Restrooms
- Fully Remodeled in 2018 and updated in 2022/2023
- “Move in Ready” Interior

**FOR MORE DETAILS CONTACT:
 Tammiey Linscomb**



409-833-5055
409-673-6057
cbcaaa.com

Why Invest:

- **Turnkey Operation:** Step into ownership with confidence, as this property is a fully operational business with a loyal customer base and established reputation.
- **Thriving Location:** Positioned in downtown Port Arthur, this bustling area presents endless opportunities for growth and expansion. Whether you're a seasoned entrepreneur or a newcomer to retail ownership, this is your chance to make your mark in a thriving community.

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Coldwell Banker Commercial
 Arnold and Associates
 1 Acadiana Court
 Beaumont, TX 77706
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Unlock the opportunity to own a fully operational property in the heart of Port Arthur or convert the space to retail! Welcome to a tastefully decorated venue nestled in the historic district of Port Arthur, Texas. Since 2017, this popular locale has been a hub for social gatherings and entertainment, offering an inviting atmosphere for patrons. This location offers unlimited potential.



Capacity: Accommodating up to 96 customers, this versatile space is ideal for hosting daytime events, evening gatherings, and everything in between.



Neighborhood: Adjacent to this property lies a vibrant retail complex, featuring a diverse array of businesses including a seafood restaurant, digital print company, nail salon, and massage services. This dynamic environment adds value and convenience for patrons and owners alike.

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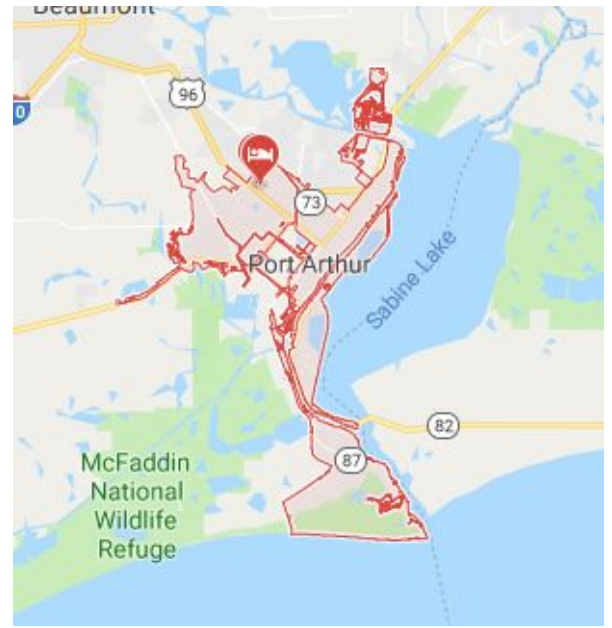
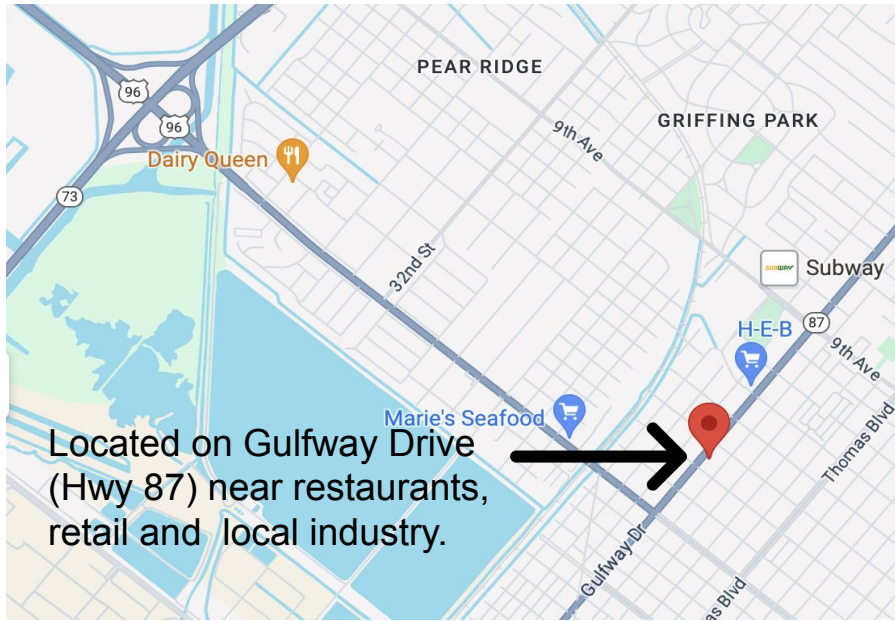


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RETAIL SPACE— FOR SALE



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

Don't miss out on this incredible opportunity to own a piece of Port Arthur's vibrant culture. Contact us today to schedule a viewing and take the first step towards realizing your entrepreneurial dreams!

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Learn more about Port Arthur by visiting the city online:

<https://portarthurtx.gov/> **2023 Demographics**

	Population	Households	Avg. HH Income
1 Mile	4,467	1,1847	\$41,893
3 Miles	21,626	7,932	\$53,425
5 Miles	51,526	19,131	\$59,622

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

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.

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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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