

For Sale - Investment Property

105 Canyon Lake Circle

Lumberton, TX 77657



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- **Office Investments** Free standing building 1746 sf plus 128 sf porch & patio .499 acres
- **Built in 2022/ Cormier Homes**
- **Located in a new professional office park one block off Highway 69**
- **City of Lumberton – one of the fastest growing communities in SE Texas**
- **Tenant: well established regional counseling group**
- **NOI - averages \$32,000 / year (7 year lease)**
- **Executive style office build out includes – reception, administrative area, (5) privacy offices, conference room, storage, (2) restrooms and breakroom area.**

Sale Price : \$360,000
NOI: \$32,000/ year

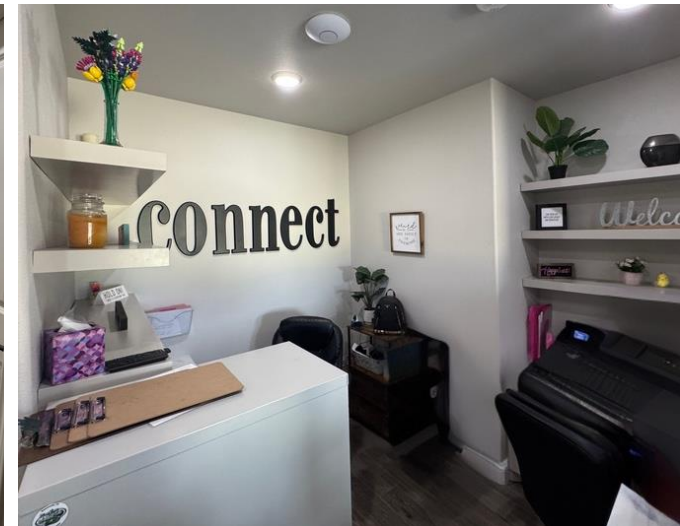
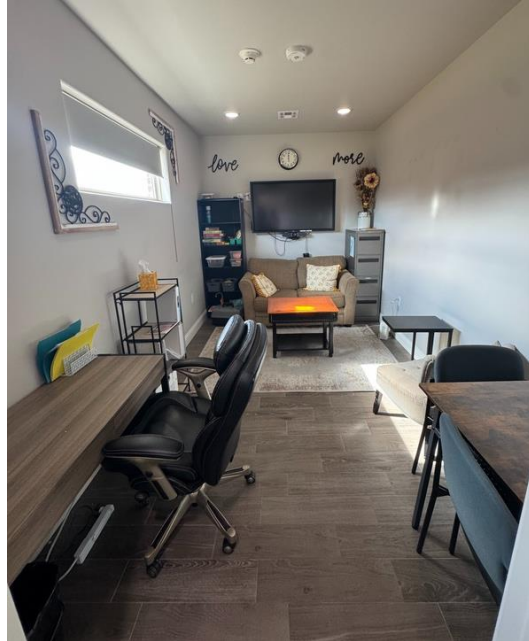
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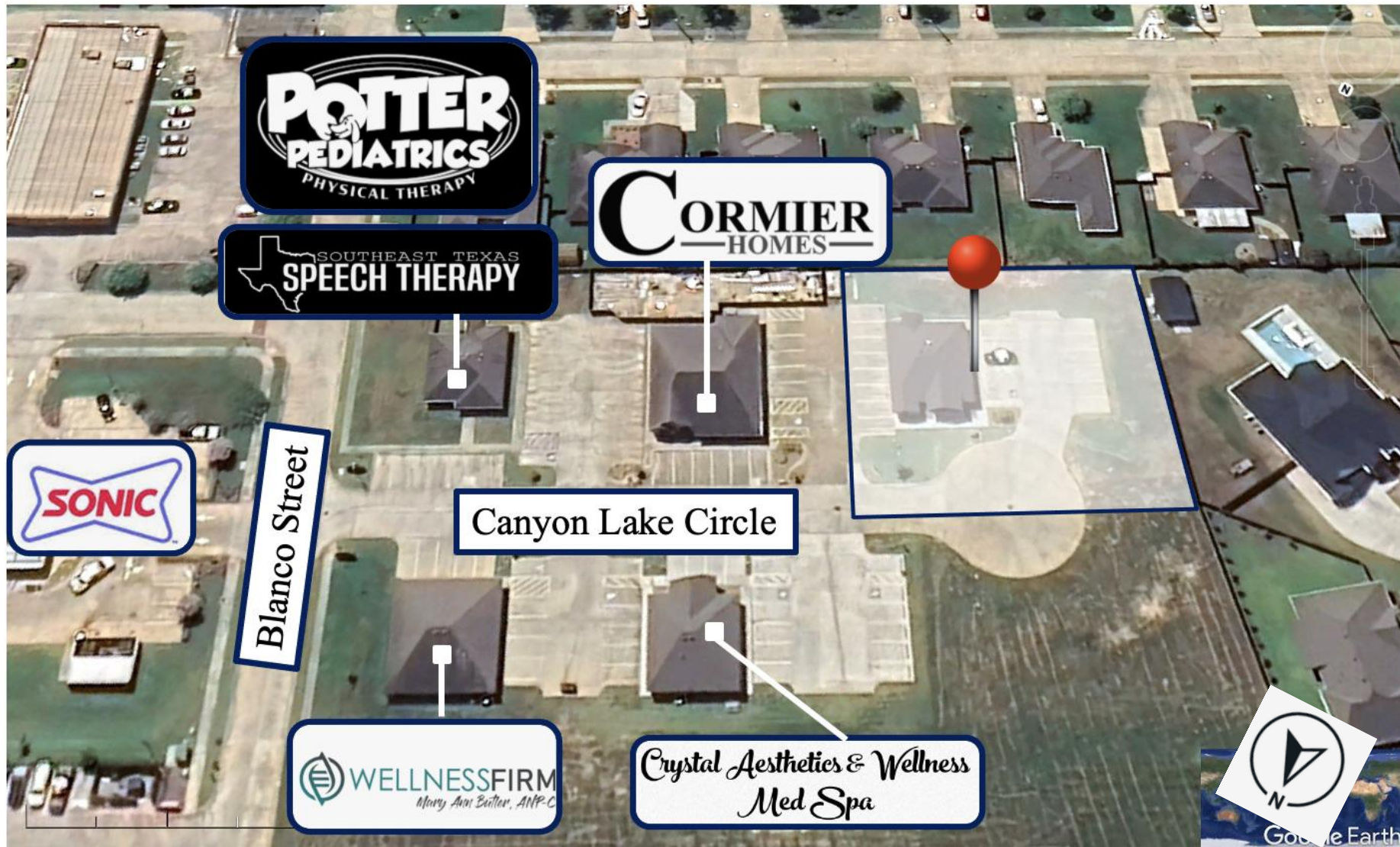
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Company Profile Summary

About NewPath

- Established outpatient mental health practice serving Southeast Texas since **2014**
- Two locations: **Beaumont** and **Lumberton, Texas**
- One of the largest therapy practices in the region
- **40+ licensed clinicians, interns, and administrative staff**

Services Provided

- Individual, couples, and family counseling
- Child & adolescent therapy
- Psychological testing & evaluations
- EMDR and trauma-focused therapy
- Anxiety, depression, and mood disorder treatment
- Grief counseling
- CBT, DBT, play therapy, and somatic-informed modalities
- Telehealth services
- Specialty and wellness-focused programs

Client Demand & Referral Network

- **150–300 new client inquiries every month**
- Steady caseloads with waitlists for multiple specialties
- Diverse referral pipeline:
 - Primary care physicians
 - Pediatricians & school districts
 - Hospitals & medical specialists
 - EAPs and employer programs
 - Churches and community organizations
 - Word-of-mouth & online presence
 - Commercial insurance networks

Operational Strengths

- More than 10 years of continuous growth
- Structured leadership team (CEO, Clinical Director, Operations, Revenue Cycle)
- Stable payor mix: commercial insurance, private pay, EAPs
- Quiet, low-impact, appointment-based operations
- Minimal wear and tear on the property
- Consistent, predictable office usage patterns

Why NewPath Is an Ideal Long-Term Tenant

- Essential healthcare provider with recession-resistant demand
- Strong community reputation and long-standing relationships
- High client volume ensures sustainable occupancy
- Reliable financial performance
- Committed to long-term location stability
- Uses spaces in ways that maximize property longevity
- Low-traffic, professional tenant ideal for maintaining building condition

Growth & Future Stability

- Expansion of psychological testing services
- Increased hiring of associate-level therapists to meet demand
- Launch of **Your Path Connection**, a scalable mental wellness membership platform
- Growing employer, school, and community partnerships
- Upcoming wellness offerings enhancing service reach and client engagement

Tenant Profile



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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	
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	
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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COLDWELL BANKER COMMERCIAL

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O: 409-833-5055

M: 409-651-3559

Email: debcowart123@gmail.com



O: 409-833-5055

M: 409-658-0330

Email: tishacre123@gmail.com

Connect with us :

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

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