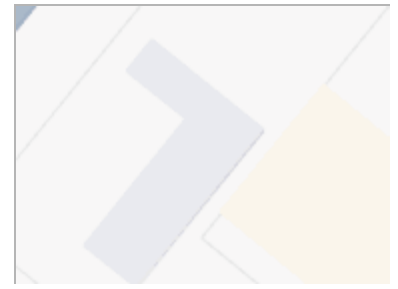


ALL FIELDS DETAIL



MLS #	263109	# Offices	1
Class	COMMERCIAL /INDUSTRIAL	Distance to Beaumont	6 - 10 Miles
Type	Commercial		
Area	Port Neches 1		
Asking Price	\$730,000		
Address	2701 Nall St		
Address 2	835 South Ave		
City	Port Neches		
State	TX		
Zip	77651		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
Agent	Jon A Carona - CELL: 409-474-1090	License ID	0376751
Listing Office 1	Advantage Real Estate -- 566636 - Main: 409-724-1000	Listing Date	11/18/2025
Expiration Date	5/31/2026	Owners Name	Edwin Woods Enterprises LLC
Legal	LT 8 TR 1 E185 OF N200 BLK 4 FIGLAND and LT 8 TR 1-B E185 OF N200 BLK 4 FIGLAND	Addition	Figland
Number of Acres	0.85	Lot Size	185 x 200
Maintenance Fee \$	0	Price per SQFT	\$109.51
Approx. SQFT	6,666	SQFT Source	Appraisal District
General Zoning	Business Medium	Internet (Y/N)	Yes
Associated Document Count	0	Update Date	11/18/2025
Status Date	11/18/2025	HotSheet Date	11/18/2025
Price Date	11/18/2025	Input Date	11/18/2025 12:51 PM
Secondary Living Space	No	Sales Type	Normal Transaction
Cumulative DOM	0	Geocode Quality	Exact Match
Picture Count	9	Input Date	11/18/2025 12:51 PM
Update Date	11/18/2025 12:51 PM	Floor Plans Count	0

FEATURES

WILL SELL Cash Conventional	PRIMARY BUSINESS USE Beauty/Barber Grocery Store Medical Office Restaurant Retail Store Warehouse	CEILING HEIGHTS 13 - 15 Ft.	ROAD FRONTAGE City State Highway
HOW SHOWN Tenant Occupied	STORIES One	HEATING Central Electric	ROAD SURFACE Asphalt Concrete
LAND STATUS Included in Sale	FOUNDATION Slab	COOLING Central Electric	SCHOOL DISTRICT Port Neches - Groves ISD
SIGN ON PROPERTY No	CONSTRUCTION Metal	RESTROOMS One Two	UTILITIES PAID BY TENANT Cable Electric Gas Internet Water
AGE 31 Years and Older 5 Years and Under	ROOF Metal	OVERHEAD DOORS One	
LOCATION Corner Lot Freestanding		OVERHEAD DOOR HEIGHT 10 Ft. Clearance	
		PARKING FACILITIES 21 - 30 Cars	

FINANCIAL

Original Price \$730,000

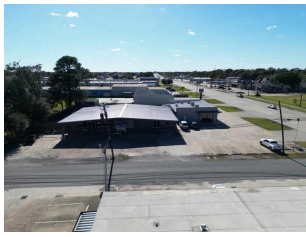
PUBLIC REMARKS

Public Remarks Great investment opportunity! Two adjacent parcels available for purchase, offering a versatile mix of leased and vacant commercial space. Excellent tenant in Brick Oven Pizza currently occupies 2616 square feet with 44 months remaining on their lease with option to extend. Second building offers 4050 square feet of rentable space that is ready for build out and occupancy, Prime location in Port Neches on Nall St with high traffic and visibility.

AGENT TO AGENT REMARKS

Agent to Agent Remarks Contact broker to show.

ADDITIONAL PICTURES



DISCLAIMER

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice