

FOR SALE – INDUSTRIAL

# 4662 Tremont

Sabine Pass, TX 77655 | Jefferson County



**\*\*Call for pricing\*\***

STRATEGIC INDUSTRIAL LOCATION – AMERICA'S ENERGY GATEWAY



**3,500**

WAREHOUSE SF

**1.90**

TOTAL LOT ACRES

**Heavy  
Industrial**

ZONING  
**\*\*should be verified\*\***

**Yard**

HEAVY  
STABILIZATION

**Deb Cowart** M: 409-651-3559 | [debcowart123@gmail.com](mailto:debcowart123@gmail.com) | **Tisha Self-Stone** M: 409-658-0330 | [tishacre123@gmail.com](mailto:tishacre123@gmail.com)

Coldwell Banker Commercial Arnold and Associates

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- 3500 sf Free Standing Industrial Warehouse (fully insulated)
- 1.90 Acres - partially equipped with heavily stabilized yard
- Built 2023
- Located close proximity Sabine/ Neches Waterway
- Across First Street from newly renovated public boat launch
- Easy access to LNG plants and other industrial facilities
- Heavy Industrial Zoning (to be confirmed by City of Port Arthur)
- 16' sidewalls

- 3000 psi concrete foundation
- (1) Restroom
- Toolroom
- Light storage above toolroom
- LED lighting
- 40' x 30' concrete work slab
- Single phase electric service (3 phase in the immediate area)
- Windstorm Certificate (WPI8)
- (4) Overhead doors 14' x 14'

CONTACT FOR PRICING & SHOWINGS

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Hwy 87 Corridor Access · Minutes to Port of Port Arthur · Surrounded by Active LNG & Petrochemical Operations



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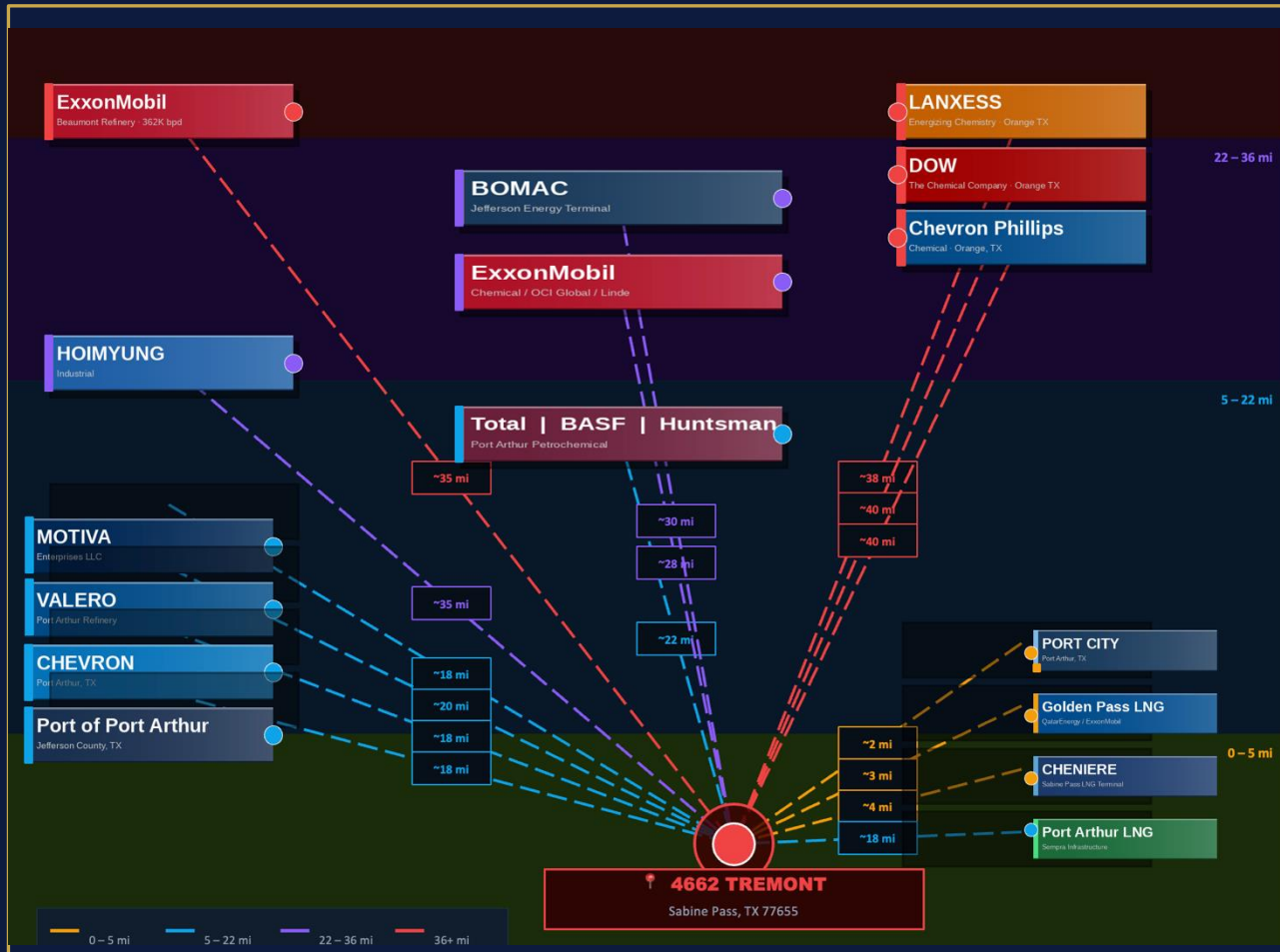
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# FULL CORRIDOR SUMMARY



FACILITY	TYPE	LOCATION	CAPACITY / PRODUCT	DIST. FROM SABINE PASS
ExxonMobil Refinery	Refinery	Beaumont, TX	362,000+ bpd · fuels & lubes	~36 mi
ExxonMobil Chemical / PE / Lube	Chemical	Beaumont, TX	Ethylene, PE, Mobil 1 lube oil	~36 mi
BASF Beaumont	Chemical	14385 W. Port Arthur Rd	Amines, alkylene oxides	~36 mi
Arkema Inc.	Chemical	2810 Gulf States Rd	Fluorochemicals, acrylics, polymers	~36 mi
Goodyear Chemical Plant	Chemical	Beaumont, TX	Synthetic rubber (SBR/BR)	~36 mi
Nat Gasoline LLC	NGL Plant	2366 Sulphur Plant Rd, BMT	NGL processing & fractionation	~35 mi
Methanex Corporation	Chemical	5470 N. Twin City Hwy, Nederland	Methanol production	~25 mi
Motiva Port Arthur Refinery	Refinery	2555 Savannah Ave, Port Arthur	654,000 bpd · Largest in N. America	~18 mi
Valero Port Arthur Refinery	Refinery	Port Arthur, TX	~310,000 bpd · fuels & petcoke	~20 mi
TotalEnergies/BASF Refinery & Petrochem	Refinery + Chem	2260 Pure Atlantic Rd, PA	238,000 bpd · PO, SM, propylene	~20 mi
Chevron Phillips Chemical	Chemical	Port Arthur, TX	Ethylene, propylene, cyclohexane	~20 mi
Port Arthur LNG (Semptra)	LNG Terminal	Port Arthur, TX	~26 Mtpa · 4 trains	~20 mi
Sabine Pass LNG (Cheniere)	LNG Terminal	700 Terminal Rd, Sabine Pass	~30 Mtpa · 6 trains · largest US LNG	AT DEST.
Golden Pass LNG (QatarEnergy/ExxonMobil)	LNG Terminal	3752 S. Gulfway Dr, Sabine Pass	18.1 Mtpa · 3 trains	AT DEST.



## 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.

<small>S.C.B.C. Inc. Coldwell Banker Commercial Arnold and Associates</small>	518763	sheri@cbcaaa.com	409-833-5055
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<b>Sheri Arnold</b>	<b>418241</b>	<b>sheri@cbcaaa.com</b>	<b>409-659-7977</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Deb Cowart Associate Broker</b>	<b>503902</b>	<b>debcowart123@gmail.com</b>	<b>409-651-3559</b>
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](http://www.trec.texas.gov)

IABS 1-1



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