

FOR SALE - 2 ACRES/WAREHOUSE & OFFICES

925 W. JADE PORT ARTHUR, TX 77640

**PORT ARTHUR
BUSINESS PARK**

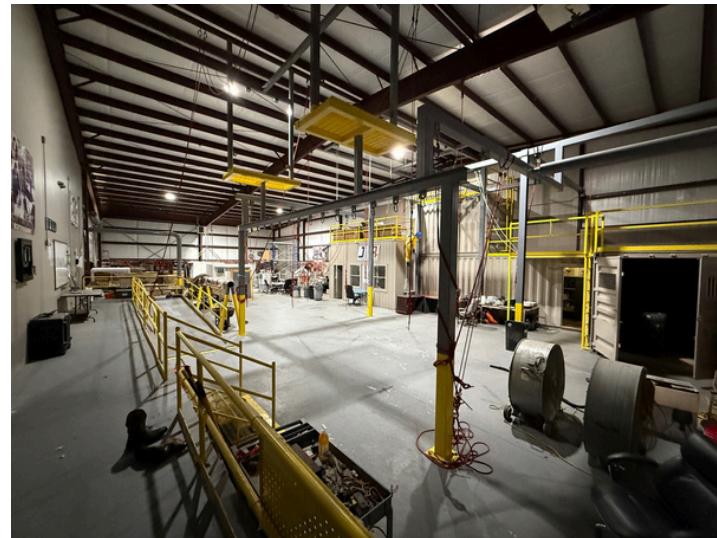
Property Lines Need To Be Verified



Jade Ave



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES



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PROPERTY DETAILS

- 10,000 sf office building with warehouse (4500 sf office / 5500 sf warehouse)
 - 2 acre site
 - Executive Style Office Build Out
 - The layout combines functionality, privacy, and executive appeal, delivering a workplace that supports productivity while impressing clients and stakeholders.
 - Offices inviting and comfortable reception area, (7) standard privacy offices, (2) executive style offices.
 - Kitchenette/breakroom, restrooms, conference room for team collaboration and client presentations.
 - Fully insulated warehouse offers a versatile layout designed for both functionality and comfort.
 - Service office and restroom and mezzanine, making it well-suited for a variety of business operations.
 - High crest height of 25' that accommodates racking, equipment, or large-scale storage needs, and large insulated overhead doors (14' wide x 15' high) that allow for easy loading and unloading.
 - Durable construction and quality finishes make this an ideal solution for businesses seeking a ready-to-use industrial facility.
- LOCATED IN PORT ARTHUR BUSINESS PARK
- 
- A photograph of a yellow building with a blue sign that reads "Port Arthur Business Park". The building has a series of small, round, green and grey structures along its base, possibly bollards or decorative elements. The building is set back from a paved area with a yellow double line. In the background, there are trees and a clear sky.

FOR SALE

925 W. JADE

PORt ARTHUR, TX 77640

PORt ARTHUR BUSINESS PARK



Prime position in Port Arthur Industrial Park. Located off W. Port Arthur Road - north of Hwy 365. Minutes from the industrial corridor, near refineries, logistics hubs and Gulf Coast shipping channels. Entire improved area is concrete surfaced and fenced. Zoned LI - approximatley 1 acre fenced

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THE DEB COWART TEAM



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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.

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:
 - 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.

TREC, Inc. Coldwell Banker Commercial Arnold and Associates

Licensed Broker /Broker Firm Name or Primary Assumed Business Name Sheri Arnold	License No. 518763	Email sheri@cbcaaa.com	Phone 409-833-5055
Designated Broker of Firm	License No. 418241	Email sheri@cbcaaa.com	Phone 409-659-7977
Licensed Supervisor of Sales Agent/ Associate Deb Cowart Associate Broker	License No. 503902	Email debcowart123@gmail.com	Phone 409-651-3559
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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