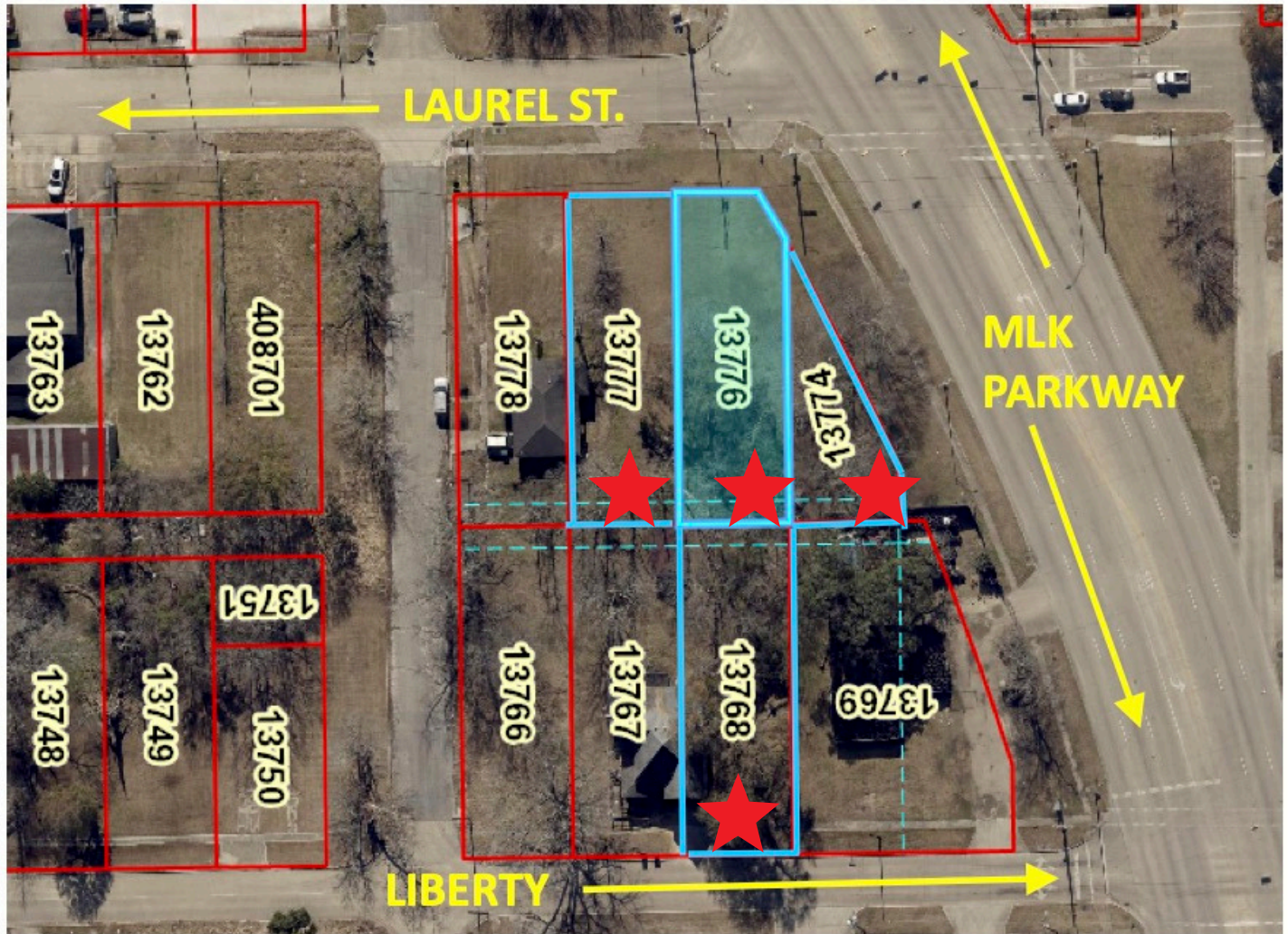


Undeveloped LAND FOR SALE

1438 Laurel Beaumont, TX 77701

25,333 sf - 4 Cleared Lots Price \$253,330

Access Liberty & Laurel off MLK/Spur 380



Don't miss this opportunity to buy land to build your own business in this high traffic area. ALL UTILITIES ON-SITE

4 Lots:

JCAD ID#13768 (7,500 sf)

JCAD #13774 (3,463 sf)

JCAD #13777 (7,500 sf)

JCAD #13776 (6,870 sf)

[click here for more details](#)



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES



FOR MORE DETAILS or a
VIEWING APPOINTMENT CONTACT:

Sheri Arnold 409-833-5055 (O) or

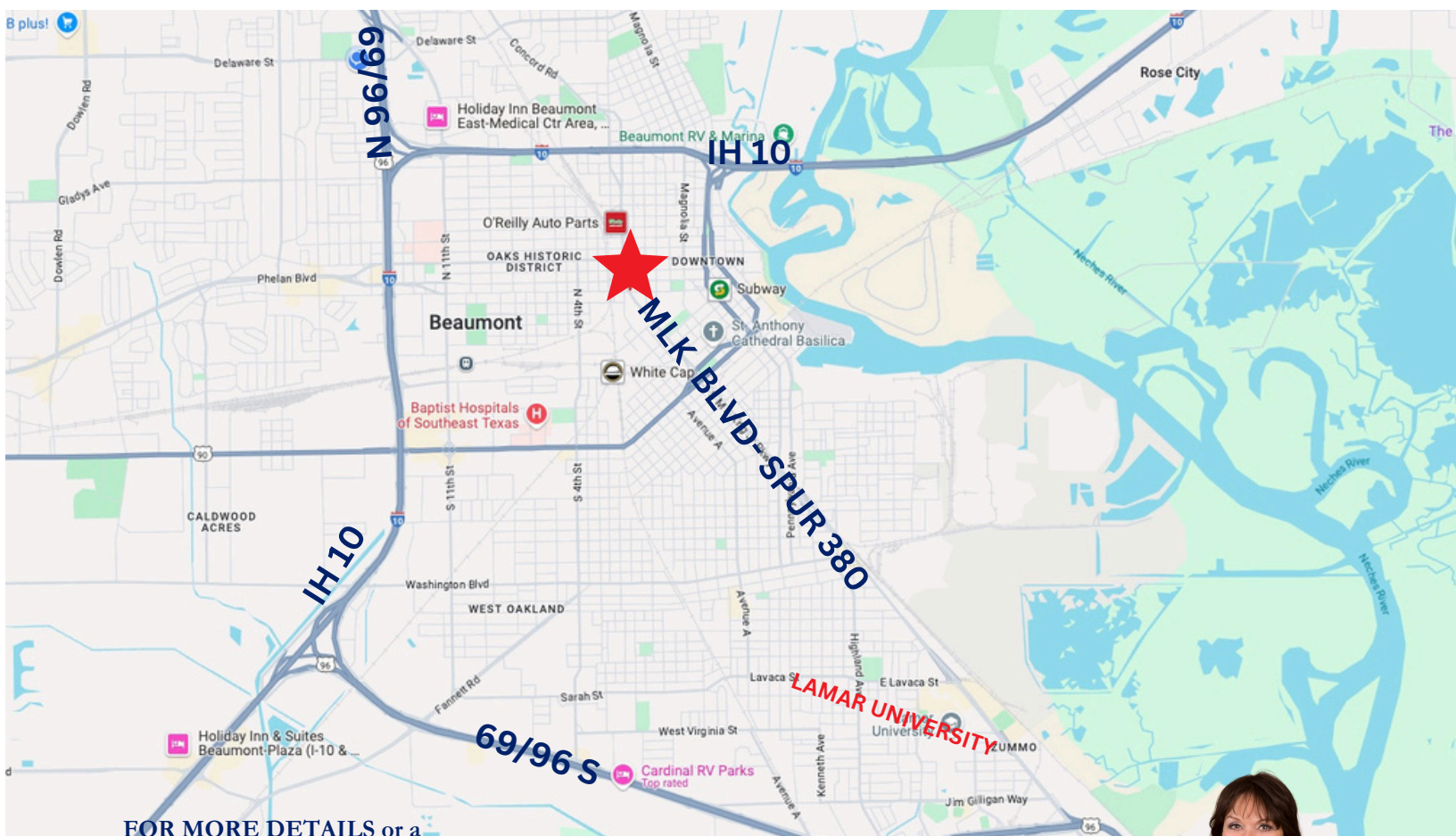
409-659-7977 (C)

sheri@cbcaaa.com

cbcaaa.com



Given its strategic location near major highways and economic hubs, this land is ideal. The proximity to the petrochemical industry and associated infrastructure makes it a prime location for your business.

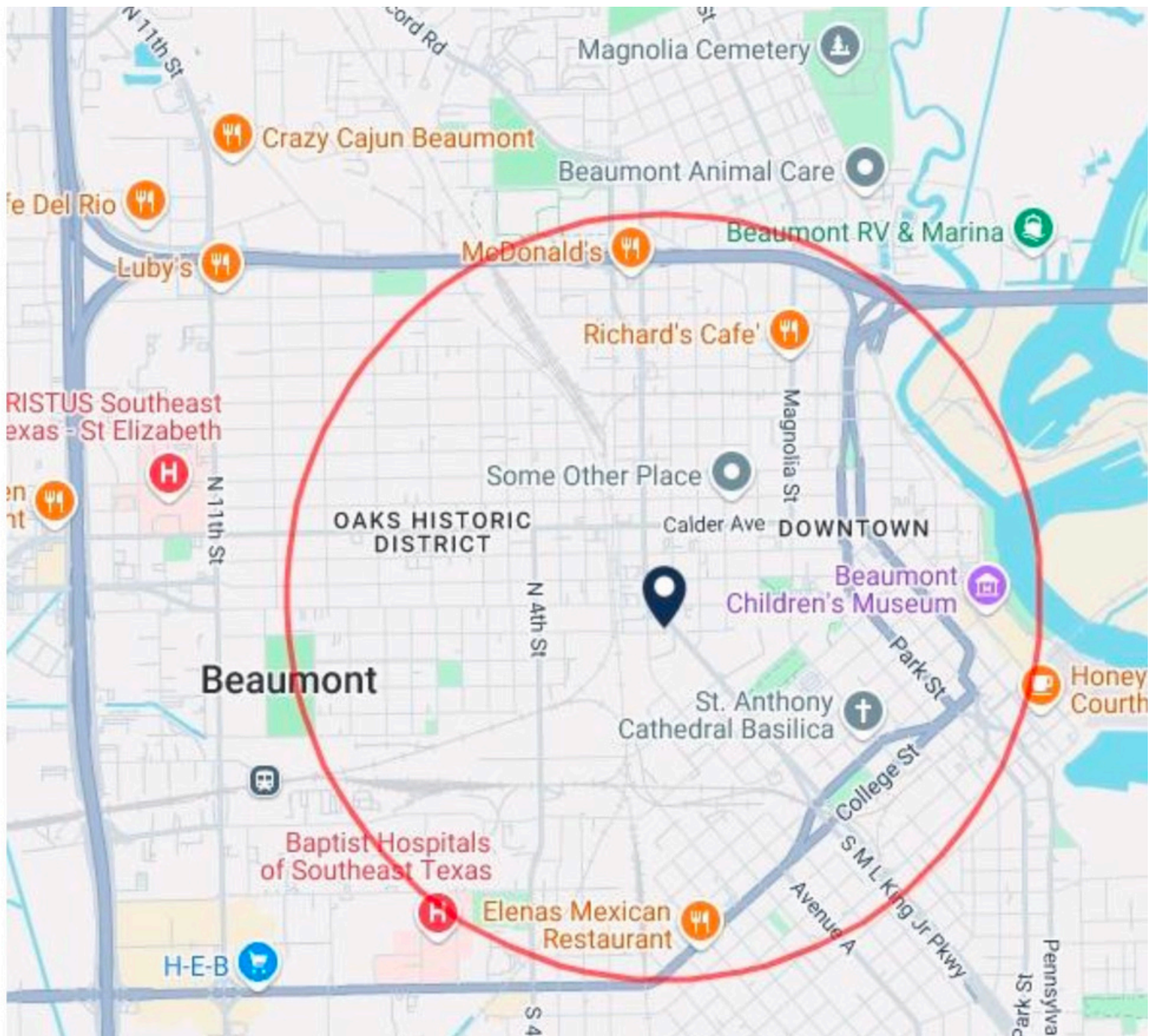


FOR MORE DETAILS or a
VIEWING APPOINTMENT CONTACT:
Sheri Arnold 409-833-5055 (O) or
409-659-7977 (C)
sheri@cbcaaa.com
cbcaaa.com



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES





GENERAL COMMERCIAL ZONING - Traffic Count on MLK Parkway/Spur 380 13,000 per day. Property near Petrochemical Plants, Port of Beaumont, Downtown, Lamar University, All major highways, near retail, restaurants, convenience stores and hospitals in a central location of Beaumont, Texas.

**FOR MORE DETAILS or
VIEWING APPOINTMENT CONTACT:**
Sheri Arnold 409-833-5055 or
409-659-7977
sheri@cbcaaa.com



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved.
Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the
Equal Opportunity Act. Each Office is
Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service
marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.
Coldwell Banker Commercial Arnold and Associates One Acadiana Court Beaumont, TX 77706 409-833-5055

11/2/2015



Information About Brokerage Services

*Texas law requires all real estate licensees 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:
 - 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.

Coldwell Banker Commercial Arnold and Associates	518763	sheri@cbcaaa.com	(409)833-5055
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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
Sheri Arnold	418241	sheri@cbcaaa.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Coldwell Banker Commercial Arnold and Associates, One Acadiana Court Beaumont TX 77706
Sheri ArnoldInformation available at www.trec.texas.gov

IABS 1-0 Date

1600 Main, Groves

Phone: 409-833-5055 Fax: www.lwolf.com
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

FOR MORE DETAILS or
VIEWING APPOINTMENT CONTACT:

Sheri Arnold 409-833-5055 or
409-659-7977

sheri@cbcaaa.com



**COLDWELL BANKER
COMMERCIAL**
**ARNOLD AND
ASSOCIATES**