

# For Lease - Madison Plaza

6755 Phelan Blvd. Ste.10 Beaumont, TX



**COLDWELL BANKER  
COMMERCIAL**

**ARNOLD AND  
ASSOCIATES**

**One Acadiana Ct. Beaumont, TX 77706  
409-833-5055**



- Desirable end cap available in Beaumont West End
- Open floor plan - conducive for retail, office use, training facility and more
- Unique style decor with stained concrete floors
- Includes outdoor patio / seating area
- (2) restrooms
- Privacy office
- Large storeroom / prep area with additional plumbing
- Tenant mix of regional retail, service and office uses

**FOR MORE DETAILS CONTACT:**

[debcowartcre.com](http://debcowartcre.com)

**Debbie Cowart 409-651-3559**

**[debcowart123@gmail.com](mailto:debcowart123@gmail.com)**

**Tisha Stone 409-658-0330**

**[tishacre123@gmail.com](mailto:tishacre123@gmail.com)**

*"Always Open...Always Closing"*



CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.



# For Lease - Madison Plaza

6755 Phelan Blvd. Ste.10 Beaumont, TX.



**COLDWELL BANKER  
COMMERCIAL**  
ARNOLD AND  
ASSOCIATES



**Ste 10 3,070 SF end-cap.**

**\$15.00 PSF/YR**

**\$3,837.50/month Plus NNN \$6.58**

**psf/yr or \$1,683.38/month.**

**TOTAL MONTHLY RENT :**

**\$5,520.88**



CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.



# For Lease - Madison Plaza

## 6755 Phelan Blvd. Ste.10 Beaumont, TX



**COLDWELL BANKER  
COMMERCIAL**

**ARNOLD AND  
ASSOCIATES**

**One Acadiana Ct. Beaumont, TX 77706  
409-833-5055**



CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.





## 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:
  - 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.

**S.C.R.E. Inc.**

**Coldwell Banker Commercial Arnold and Associates**

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**Sheri Arnold**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

**Deb Cowart Associate Broker**

Sales Agent/Associate's Name

**518763**

License No.

**sheri@cbcaaa.com**

Email

**(409)833-5055**

Phone

**418241**

License No.

**sheri@cbcaaa.com**

Email

**(409)833-5055**

Phone

License No.

Email

Phone

**503902**

License No.

**deb@cbcaaa.com**

Email

**(409)833-5055**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Coldwell Banker Commercial, 1 Acadiana Court Beaumont TX 77706

Debra Cowart

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Deb Cowart IABS

Phone: 4098335055

Fax: 4098335125

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.

**Email: [debcowart123@gmail.com](mailto:debcowart123@gmail.com)**



**O: 409-833-5055**  
**M: 409-651-3559**

**tishacre123@gmail.com**



**O: 409-833-5055**  
**M: 409-658-0330**

**Email:**