



Arnold and Associates

2960 WASHINGTON BLVD BEAUMONT, TX

VACANT LAND FOR SALE

+ 32,000 SF LOT

Commercial Team



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Washington @ 4th Street – Beaumont, TX

PROPERTY INFORMATION

Description This location offers approximately 0.735 Acre of space with approx. 100' of frontage on Washington Blvd and approx. 320' of depth. Located on a busy area of Washington Blvd. and just off the 4th Street corner where a new fueling facility is being constructed. This location offers great visibility and an opportunity to conveniently locate any type of business.

Location The Triangle serves as one of the world's largest petrochemical and refining complexes, proudly serving as home for such companies as ExxonMobil, Bayer, Huntsman, BASF, and I.E. DuPont. Industrial properties located in Southeast Texas are well-positioned for commerce and industry due to an exceptional infrastructure, which includes interstate highways, an extensive rail system, regional airport and a deep-water port. The Port of Beaumont is fourth in the nation in domestic tonnage and provides excellent access to major markets throughout the U.S. and the world for transporting raw and finished products.



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2960 WASHINGTON BLVD. BEAUMONT, TX

LAND FOR SALE

LOT - READY FOR YOUR PROJECT!

Property Information

This location offers the area for new construction. The smaller portable business/building that is currently on the premises – is not a part of the property. Water, sewer and electrical services are available and in use on the property.

Zoning

Light Industrial

GC-MD

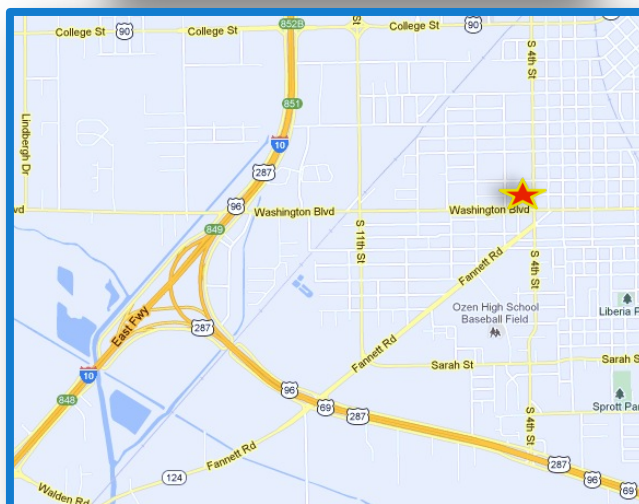
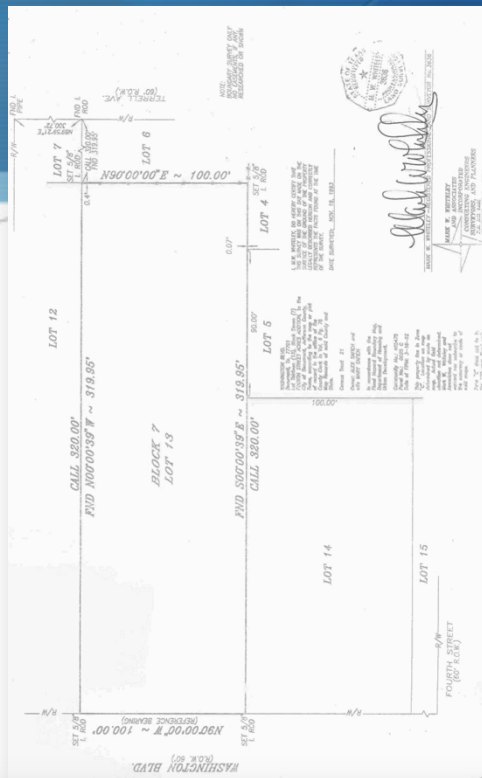
Area

32,000 sf

0.735 AC

Apx. 320' deep off of Washington Blvd. and
apx. 100' of Frontage.

SALES PRICE:
\$120,000.00
(\$3.75 psf)



The information contained herein has, we believe, been obtained from reasonably reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either express or implied, is made to the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease, or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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