

2208 Lutch Dr
Orange, TX. 77632
****FOR SALE****



**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND
ASSOCIATES



Sales Price: \$650,000 (\$3.32 psf)

2 land tracts totaling 4.5 acres

- Located on the north IH10 access road - east of Hwy 87
- Easy 'on and off' access to IH10
- Partially cleared
- Adjacent property for sale that can be combined
- Zoning – IDC Interstate Development Corridor

****should be verified with the city – may require an SUP ****

FOR MORE DETAILS CONTACT:

[Click here to view our website](#)

Debbie Cowart 409 – 651 – 3559 deb@cbcaaa.com

Tisha Self 409 – 658 – 0330 tisha@cbcaaa.com

Sheri Arnold 409 – 659-7977 sheri@cbcaaa.com

WWW.CBCAAA.COM

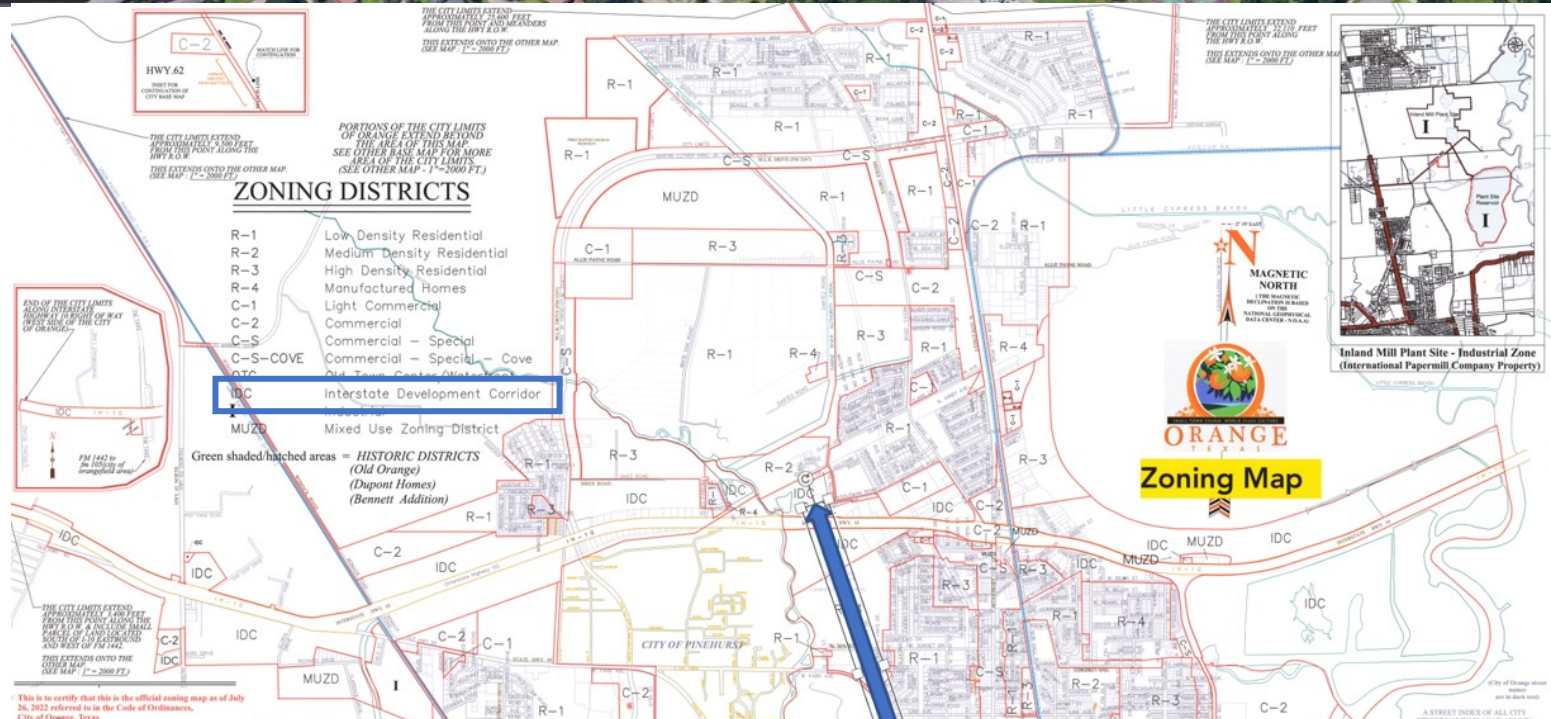
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker 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
1 Acadiana Court
Beaumont, TX 77706
409-833-5055

2208 Lutch Dr
Orange, TX. 77632
FOR SALE



COLDWELL BANKER
COMMERCIAL
ARNOLD AND
ASSOCIATES



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.

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.

- 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.

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.

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.

CBC Arnold and Associates	518763	sheri@cbcaaa.com	(409) 833-5055
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Sheri Arnold	418241	sheri@cbcaaa.com	(409) 833-5055
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
--	-------------	-------	-------

<u>Deb Cowart</u>	<u>503902</u>	<u>deb@cbcaaa.com</u>	<u>(409) 833-5055</u>
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

TAR 2501

Coldwell Banker Commercial, 1 Acadiana Court Beaumont, TX 77706
Debra Cowart Produced with a

Phone: 4098335055

Fax:4098335125

LABS 1-0

Debbie Cowart

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com