

FOR SALE

Atlanta Avenue • Nederland, Texas 77627



COMMERCIAL OFFICE / RETAIL

Off Boston — Twin City Highway Corner Lot and Atlanta Avenue Offices



Whether you're looking to expand your investment portfolio or launch your next business venture, these office spaces offer the visibility, location, and opportunity you've been searching for.

5

UNITS AVAILABLE

1,080–1,800 SF

SIZE RANGE

~~\$252,000~~

STARTING AT

**PRICE IMPROVEMENT:
NOW STARTING AT \$189,000**

Deb Cowart M: 409-651-3559 | debcowart123@gmail.com | **Tisha Self-Stone** M: 409-658-0330 | tishacre123@gmail.com
Coldwell Banker Commercial Arnold and Associates

FOR SALE

COMMERCIAL OFFICE/RETAIL
1120 Atlanta Avenue



Off Boston Offices/Retail



UNIT A

1120 Atlanta Avenue • Nederland, Texas 77627

- 1200 SF
- Restroom
- Small break area
- Parking front and rear
- Wide open space ready for your design

~~\$269,169~~
~~\$224.00 PSF~~

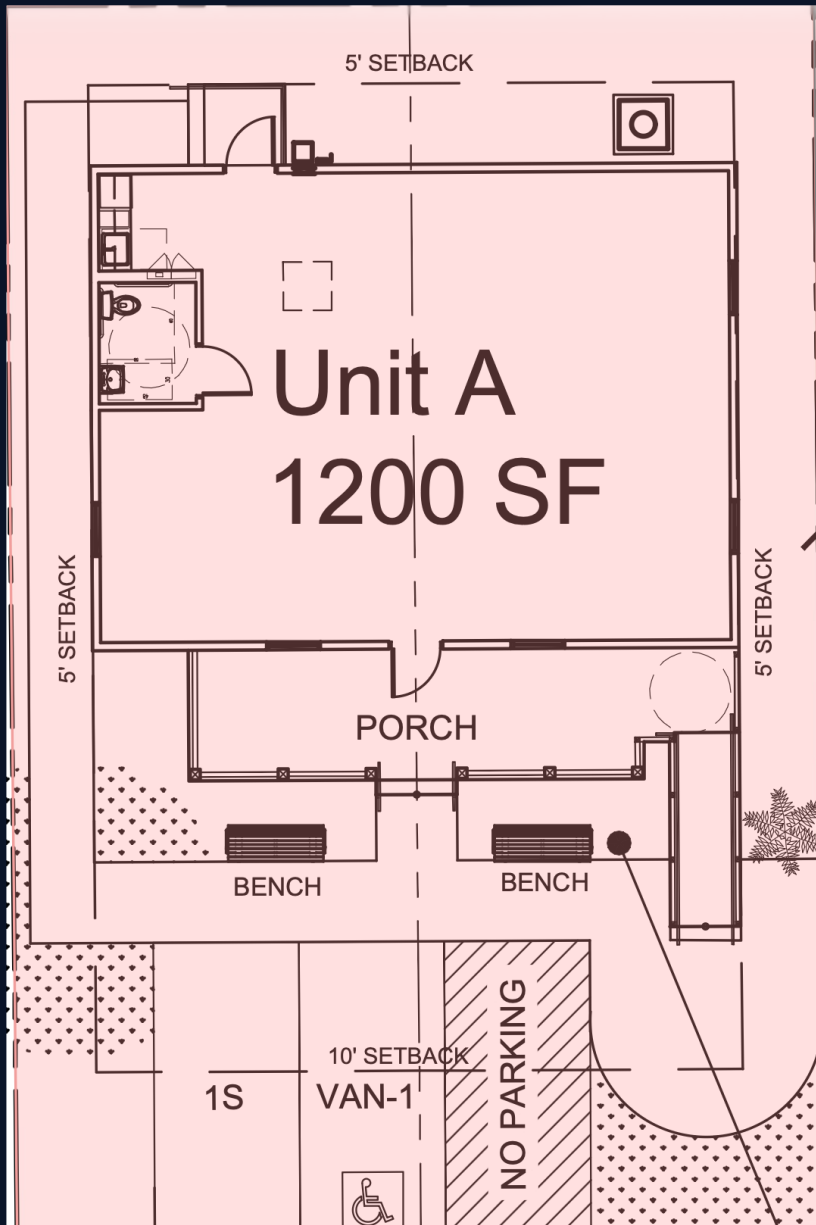
**PRICE IMPROVEMENT:
NOW STARTING AT
\$210,000
\$175.00 PSF**

1,200 SF — Commercial Retail Space

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FOR SALE

COMMERCIAL OFFICE/RETAIL
1120 Atlanta Avenue



Off Boston Office/Retail

****For marketing purposes only all
information / measurements
should be verified****



[Click here for the
property tour](#)

FOR SALE

COMMERCIAL OFFICE/RETAIL
1119 Atlanta Avenue



Off Boston Office/Retail



UNIT C

1119 Atlanta Avenue • Nederland, Texas 77627

- 1,080 SF
- Restroom
- Small break area
- Parking front and rear
- Wide open space ready for your design

~~**\$251,721**
\$233.00 PSF~~

**PRICE IMPROVEMENT:
NOW STARTING AT
\$189,000
\$1775.00 PSF**

1,080 SF — Commercial Office / Retail Space

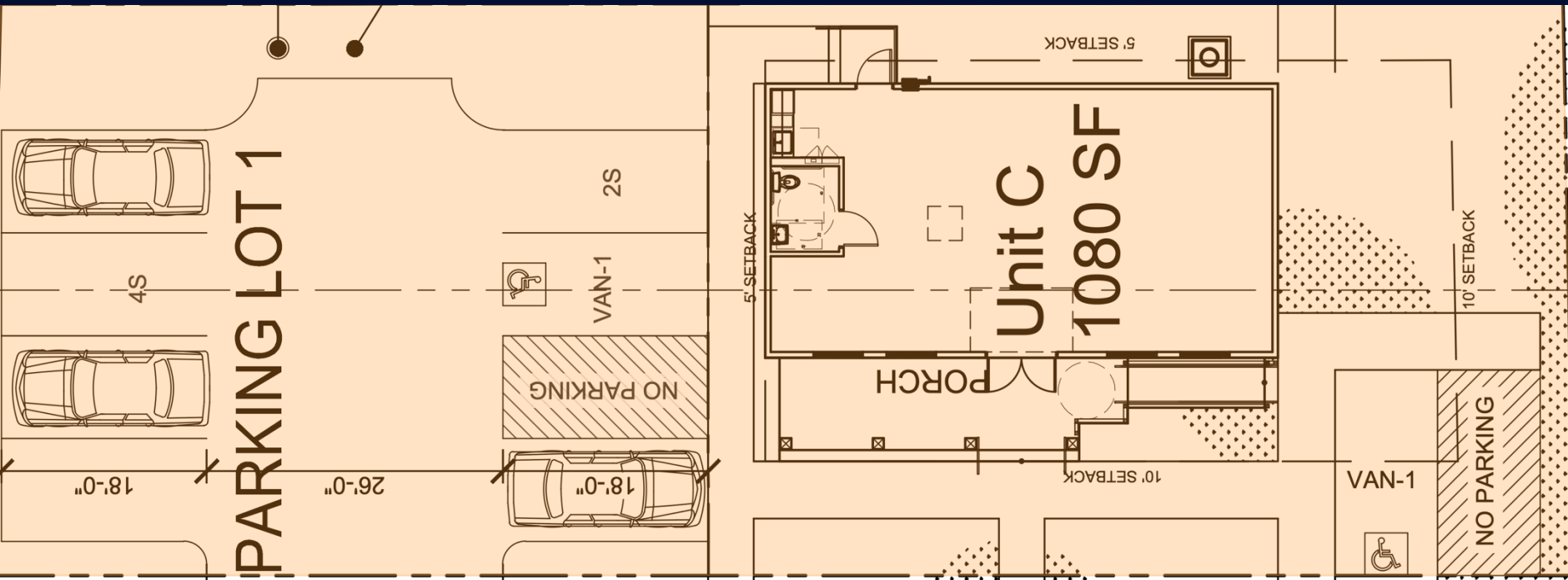
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FOR SALE

COMMERCIAL OFFICE/RETAIL
1119 Atlanta Avenue



Off Boston Office/Retail



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FOR SALE

COMMERCIAL OFFICE/RETAIL
1125 Atlanta Avenue

Off Boston Office/Retail



UNIT D

1125 Atlanta Avenue • Nederland, Texas 77627

- 1,350 SF
- Restroom
- Small break area
- Parking front and rear
- Wide open space ready for your design

~~\$286,616~~
~~\$212.00 PSF~~

**PRICE IMPROVEMENT:
NOW STARTING AT
\$236,250
\$175.00 PSF**

1,350 SF — Commercial Office / Retail Space

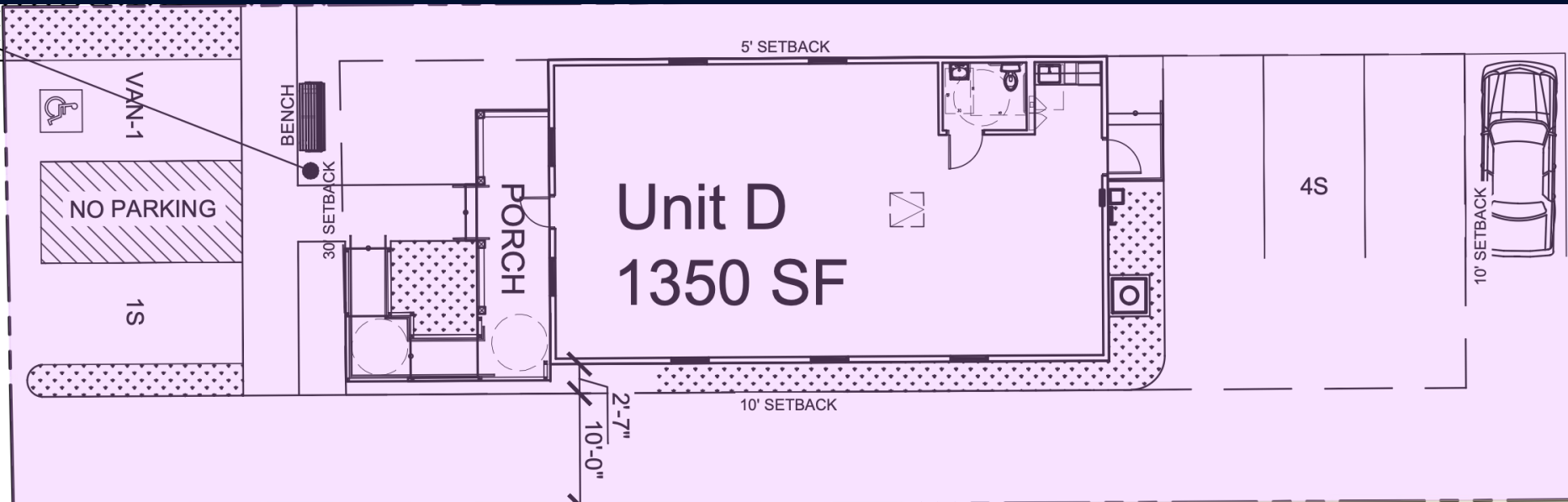
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FOR SALE

COMMERCIAL OFFICE/RETAIL
1125 Atlanta Avenue



Off Boston Office/Retail



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FOR SALE

COMMERCIAL OFFICE/RETAIL
1131 Atlanta Avenue



Off Boston Office/Retail



UNIT E

1131 Atlanta Avenue • Nederland, Texas 77627

- 1,540 SF
- Restroom
- Small break area
- Parking front and rear
- Wide open space ready for your design

~~\$321,513~~
~~\$208.00 PSF~~

**PRICE IMPROVEMENT:
NOW STARTING AT
\$269,500
\$175.00 PSF**

1,540 SF — Commercial Office / Retail Space

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FOR SALE

COMMERCIAL OFFICE/RETAIL
1131 Atlanta Avenue



Off Boston Office/Retail



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FOR SALE

COMMERCIAL OFFICE / RETAIL
203 N. TWIN CITY HWY



C-2 Zoning. ** should be verified with the city**



- 1,800 SF
- Corner Lot
- Recently renovated
- New HVAC system
- New water heater
- Covered parking
- Large break area

~~**\$300,000**~~
~~**\$166.00 PSF**~~

**PRICE IMPROVEMENT:
NOW STARTING AT
\$250,000
\$138.88 PSF**

1,800 SF — Commercial Office / Retail Space

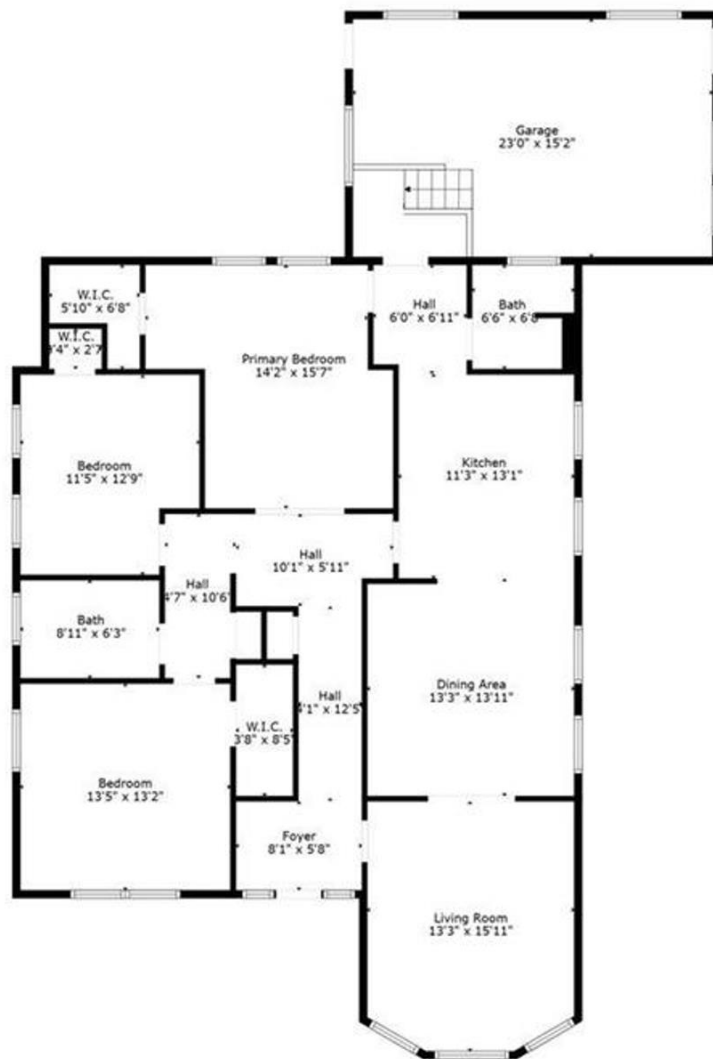
FOR SALE

COMMERCIAL OFFICE/RETAIL
203 N. Twin City Hwy



Off Boston Office/Retail

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verified****



[Click here for the
property tour](#)

ZONING & FLOOD DATA

Atlanta / Twin City Highway, Nederland, Texas



CITY ZONING CLASSIFICATION	
Zoning District	C-2 — General Commercial
Permitted Uses	Retail, Office, Restaurant, Service, Light Commercial & Mixed Use
Overlay	Boston Avenue Historic Corridor
Min Lot Size	Per City Ordinance 2001-17
Setbacks	Per C-2 District Regulations
Height Limit	35 ft standard (variances avail.)
Parking	Per use; ample on-street available
Signs	Commercial signage permitted

FEMA FLOOD ZONE INFORMATION	
ZONE X — MINIMAL FLOOD HAZARD	
FIRM Panel	48245C0325G — Jefferson County
Zone Designation	Zone X (Unshaded)
Risk Level	Minimal — Outside 500-yr Floodplain
NFIP Status	Jefferson County participates in NFIP
Flood Insurance	Not federally required (Zone X)
Base Flood Elev.	N/A for Zone X designation

STRATEGIC LOCATION ADVANTAGES

8 mi

to Lamar University
& LIT Beaumont

10 mi

to Port Arthur
& Sabine Pass

< 100 mi

to Downtown
Houston

< 50 mi

to Louisiana
Border

Adj.

Jack Brooks
Regional Airport

⚠ Always verify current FEMA FIRM maps at msc.fema.gov for official flood zone determinations
Click here to go to Fema website : <https://msc.fema.gov/portal/home>

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WHAT THE CITY OF NEDERLAND OFFERS YOU



Strong City Government

Full-service municipal government with City Manager structure; proactive, business-friendly administration

Public Safety

Dedicated Nederland Police & Fire Departments; consistently low crime rates and rapid emergency response

City Utilities

City-managed water, sewer & sanitation; Mon–Fri 8am–5pm billing office; 24/7 emergency line

Infrastructure

Well-maintained roads, US Hwy 69/287/96 & I-10 access; adjacent to Jack Brooks Regional Airport

Nederland ISD Schools

5A UIL District; 4 elementary, 2 middle, 1 high school; \$3M–\$5M in annual senior scholarships

Six City Parks

Doornbos Heritage Park (pool, rec center), Tex Ritter Park, Rienstra Heritage Park, Veterans Park & more

Recreation Center

Indoor gym, racquetball court, event rental space; swimming pool; tennis courts; walking paths

Community Events

Christmas on the Avenue, Fourth of July Extravaganza, Heritage Festival, Nederland EDC Fall Concert Series, Nederland EDC Fall Market, Trunk or Treat

Planning & Permitting

Community Development Dept handles permits, zoning, platting; knowledgeable staff for new projects

Entergy Texas

Reliable power infrastructure with industrial-grade capacity; Entergy Site Selector program for businesses

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The Nederland Economic Development Corporation is a Type B EDC — supporting qualifying businesses through grants, subsidies, and incentive programs funded by a local sales tax.

SBA 504 Loan Program

50-40-10 structure: Bank 50%, SETEDF/SBA 40%, Borrower 10% down. Below-market fixed rates, 10/20/25-yr terms. Projects from \$250K to \$15M+. No balloon payments.

Small Business Dev Center

Free consulting, business planning, financial analysis, and market research through SBDC network. Access to professional development resources and training programs.

Workforce Solutions SETX

Access to workforce training funds, labor market data, and recruitment assistance through Workforce Solutions Southeast Texas to support hiring and staffing needs.

[Nederland EDC website](#)

Business Incentive Packages

Custom grant, subsidy & incentive packages for qualifying businesses. Primary industry job creation, manufacturing, retail expansion, and infrastructure investment supported.

Southeast TX Econ Dev Foundation

SETEDF provides regional business financing tools and SBA Certified Development Company services across Southeast Texas. Partners with NEDEDC for project financing.

Market Day & Community Events

"Old Town Nederland Market Days" and "Takin' It to the Streets" concert series drive foot traffic. EDC actively promotes local businesses through events and marketing.

[City of Nederland website](#)

JUST A FEW OF THE SURROUNDING BUSINESSES

Nederland, TX 77627 | Twin City Hwy Corridor



DINING & FOOD

Hamburger Depot
1920 Nederland Ave

Checkers
1132 Nederland Ave

Los Bandidos
1344 Boston Ave

GW Gyro & Wings
1113 N Twin City Hwy

Romero's Grill & Catering
N Twin City Hwy

Twin City Seafood
N Twin City Hwy

PIZZA & DELIVERY

Mazzio's Pizza & Wings
3028 FM 365

Little Caesars Pizza
1029 Nederland Ave

Domino's Pizza
1404 Nederland Ave

Papa John's Pizza
3004 FM 365

BANKING & FINANCIAL

Prosperity Bank
1022 Nederland Ave

Stellar Bank
2008 FM 365

Woodforest National Bank
Twin City Hwy

Texas First Bank
Memorial Blvd

DuGood Federal CU
N Twin City Hwy

PHARMACY

CVS Pharmacy
2712 FM 365

Better Living Medical
1039 N Twin City Hwy

Mid County Pharmacy
1505 S Hwy 69

FUEL & CONVENIENCE

Valero – Mid County Exp.
104 S Twin City Hwy

Shell
1115 N Twin City Hwy

Chevron
N Twin City Hwy

Bulldog Express
1113 N Twin City Hwy

GROCERY & RETAIL

Market Basket
212 N 27th St

Dollar General
1011 Nederland Ave

Family Dollar
2500 Nederland Ave

Twin City Mart Liquor
507 N Twin City Hwy

HARDWARE & HOME

Setzer Hardware
1101 Boston Ave

Ritter Lumber
2004 FM 365

AUTO SERVICES

Autocorrect Automotive
127 N Twin City Hwy

Dane's Automotive
821 N Twin City Hwy

Savant's Collision Ctr
2299 N Twin City Hwy

Mark's Automotive
144 S Twin City Hwy

MEDICAL & URGENT CARE

Next Level Urgent Care
1031 Nederland Ave

Mid-County Urgent Care
1908 FM 365

Tower Medical Center
3411 Spurlock Rd

First Response UC
3620 FM 365

LODGING & SERVICES

Airport Inn Hotel
200 Memorial Fwy

NavSav Insurance
2020 Avenue H

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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