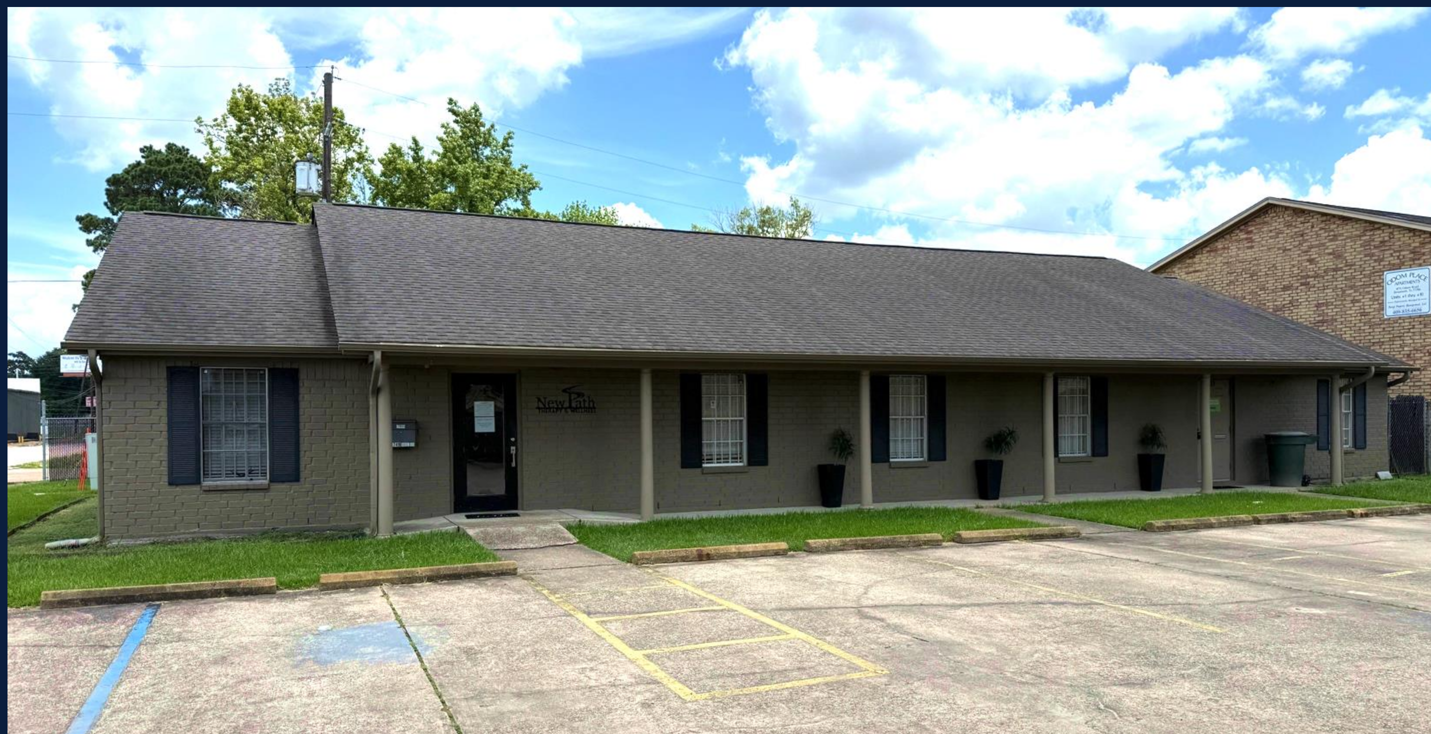
FOR SALE • FREESTANDING OFFICE BUILDING

4749 Odom Road

Beaumont, Texas 77706 • Jefferson County

Video Walk Through



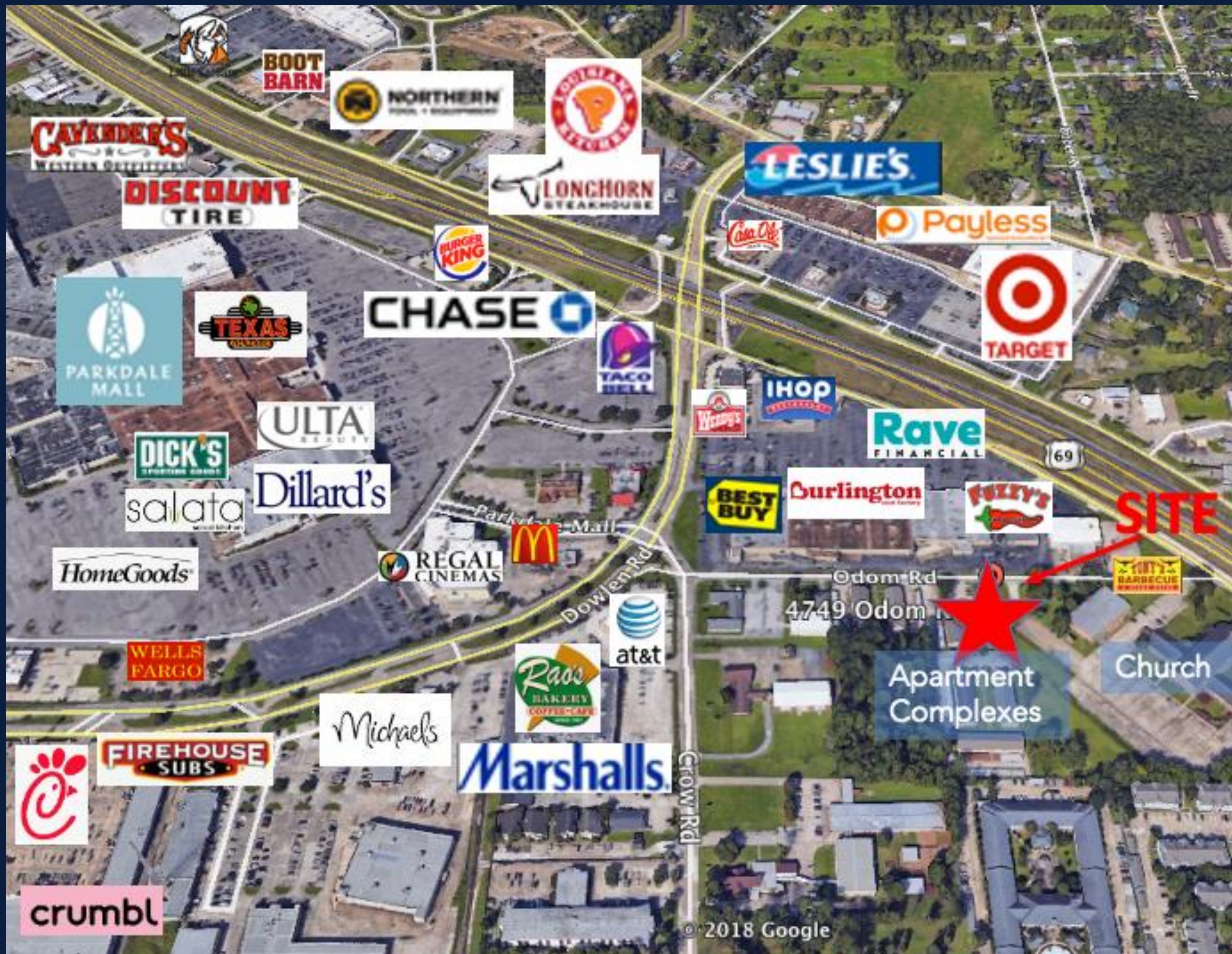
$448,000	$140	±3,200 SF
ASKING PRICE	PER PSF FOOT	OFFICE BUILDING

ZONING: GENERAL COMMERCIAL (To be confirmed)

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

AREA AERIAL

4749 Odom Road • Beaumont, TX 77706



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

Property Overview

4749 Odom Road • Beaumont, TX 77706

Freestanding office building positioned on Odom Road in the heart of West Beaumont's Dowlen Road / Eastex Freeway growth corridor. The property offers an established professional setting with on sit private parking, minutes from The Medical Center of Southeast Texas, Parkdale Mall, and the US 69/96/287 (Eastex Freeway) interchange . An ideal fit for medical, counseling, professional, or administrative office users.

PROPERTY DETAILS

Address	4749 Odom Road, Beaumont, TX 77706
County	Jefferson County
Property Type	Office — Freestanding
Building Size	±3,200 SF
Parking	Private on-site surface lot
Legal Description	Collier R L SD, Lot 7 W87.58' of N100', Lot 8 E52.42' of N100'
JCAD Property ID	23404

BUILDOUT FEATURES

- Large reception/waiting area
- Break area
- 11 Privacy Offices
- Conference Room
- (3) Restrooms
- Private employee entrance with key pad

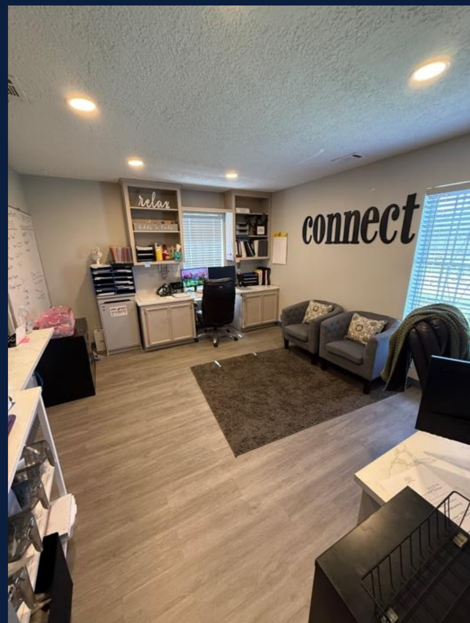
LOCATION HIGHLIGHTS

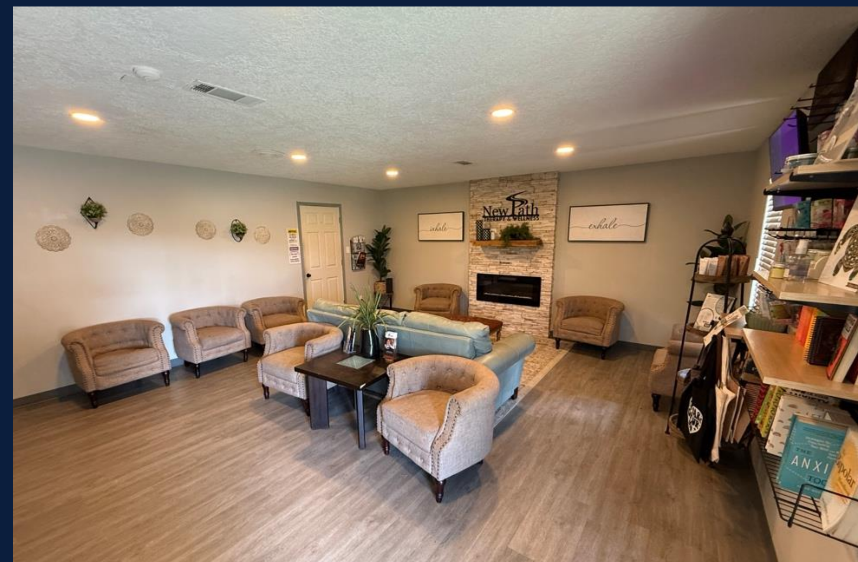
- Dowlen Rd retail & professional corridor
- ±0.5 mile to Eastex Fwy (US 69/96/287)
- ±1 mile to Medical Center of Southeast Texas
- ±1.5 miles to Parkdale Mall
- Established West Beaumont office setting

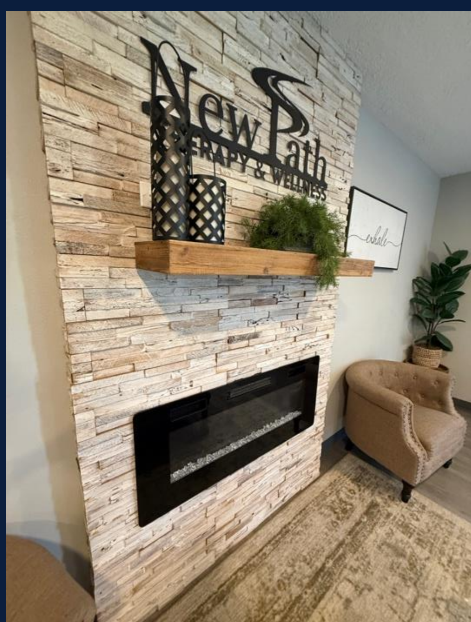
Deb Cowart M: 409-651-3559 | debcowart123@gmail.com | **Tisha Self-Stone** M: 409-658-0330 | tishacre123@gmail.com
Coldwell Banker Commercial Arnold and Associates

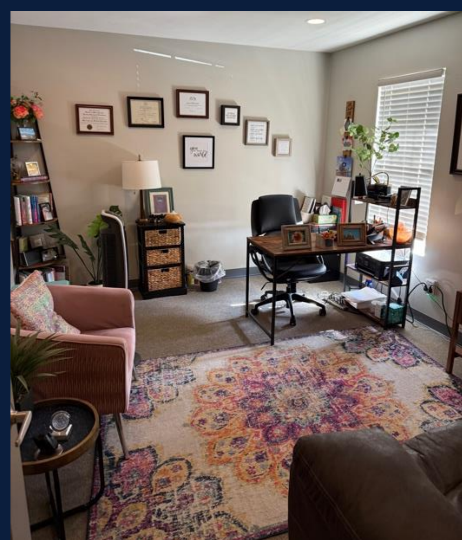
Property Photos

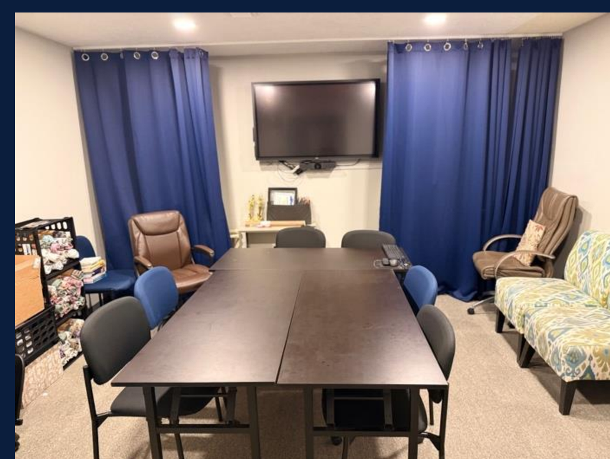
4749 Odom Road • Beaumont, TX 77706











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

TREC

11-03-2025

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.

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:
  - 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.

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

O: 409-833-5055
M: 409-651-3559
Email: debcowart123@gmail.com

O: 409-833-5055
M: 409-658-0330
Email: tishacre123@gmail.com

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 21VNHR_NAT_12/21 CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliate's. 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.