

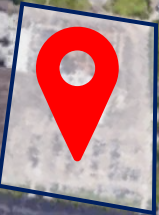


# NEIGHBORING BUSINESSES - MACARTHUR CENTER | PINEHURST, ORANGE COUNTY, TX



 Orange County Urgent Care

→ Louisiana



← Beaumont

Orange



**POPULATION ~43,000+**  
*Estimated from 2024 ACS data · Orange County, TX*

← Bridge City



**BE A PART OF ORANGE COUNTY  
A CORRIDOR OF GROWTH**

West Orange



# JUST A FEW OF THE SURROUNDING BUSINESSES

MacArthur Center · Pinehurst, Orange County, TX · Strickland Drive / MacArthur Drive Corridor

## DINING & FOOD

### Twisted Egg Shack

288 Strickland Dr

### Bloom Nutrition

1539 Strickland Dr

### Snowflake Donuts

1402 Strickland Dr

### Dairy Queen

321 Strickland Dr

### Wok D-Lite

33 Strickland Dr

### Pinehurst BBQ

100 Strickland Dr

### Cantina Mexican Grill

Strickland Dr

### Chili's

US Hwy 90

### Mi Casa Comida

US Hwy 90

### Wienerschnitzel

McArthur Dr

### Burger King

McArthur Dr

### Domino's Pizza

McArthur Dr

### KFC

McArthur Dr

## GROCERY & RETAIL

### H-E-B Grocery

2424 N 16th St

### Walmart

US Hwy 87

### Bealls Dept Store

3109 Edgar Brown Dr

### Market Place Ctr

220 Strickland Dr

### Northway Retail Ctr

3777 N 16th St

### AutoZone

McArthur Dr

### Big Lots

McArthur Dr

### Goodwill

McArthur Dr

### Abealls

US Hwy 87

### CATO

US Hwy 87

## MEDICAL & SERVICES

### CVS Pharmacy

290 Strickland Dr

### Quest Diagnostics

230 Strickland Dr

### Labcorp

228 Strickland Dr

### Workforce Solutions

2266 MacArthur Dr

### Orange County Urgent Care

US Hwy 90

## FAST FOOD & CHAIN

### Subway

Strickland Dr

### Sonic

Strickland Dr

### Wendy's

Strickland Dr

### Take 5 Burgers

Strickland Dr

### Whataburger

McArthur Dr

### Shipley Do-Nuts

US Hwy 87

## BANKING & SERVICES

### T-Mobile

McArthur Dr

### Verizon

Strickland Dr

### Merle Norman Cosmetics

McArthur Dr

### Dal Sasso

McArthur Dr

## FITNESS & SPORTS

### Planet Fitness

McArthur Dr

### Hibbett Sports

McArthur Dr

## AUTO SERVICES

### Granger Chevrolet

Strickland Dr

### RAC Appliances

McArthur Dr

### Motorhome Depot

Strickland Dr

## HOME & HARDWARE

### The Home Depot

US Hwy 90

## WINGS & SPECIALTY

### J&J Wings & Seafood

McArthur Dr

### Pho Ever Asian Cuisine

McArthur Dr

### La Vaquita Meat Market

US Hwy 90



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# SOUTHEAST TEXAS PETROCHEMICAL CORRIDOR

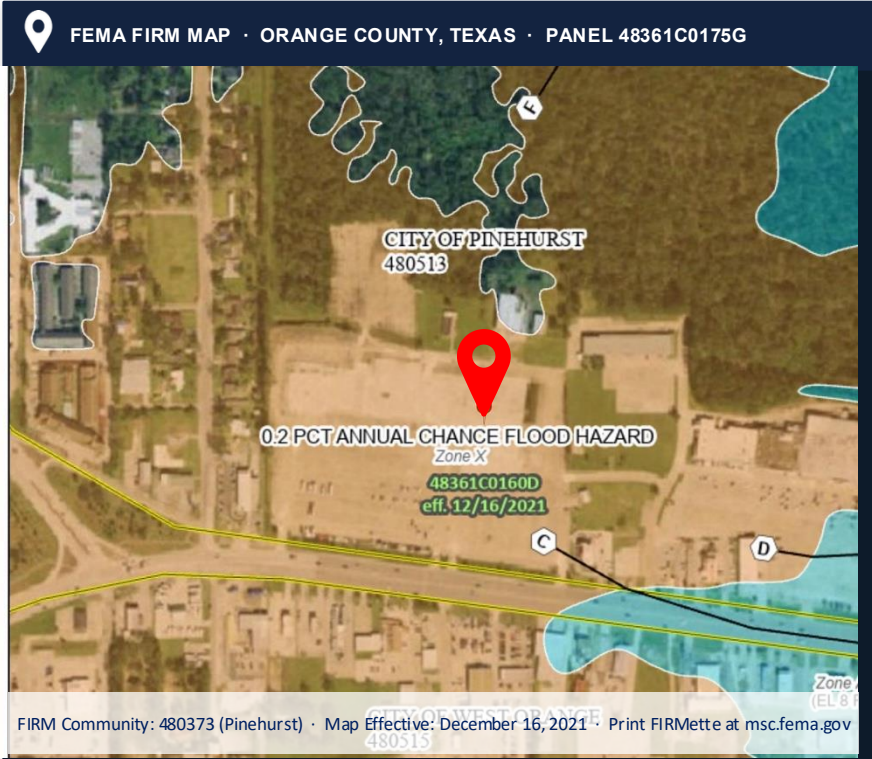


Southeast Texas Petrochemical Map Surrounded By Growing Industry

# FEMA FLOOD MAP



MacArthur Center · 2600 Block of Macarthur Drive, Orange County, Texas



## FEMA FLOOD ZONE INFORMATION

**ZONE X — MINIMAL FLOOD HAZARD AREA (OUTSIDE 500-YR FLOODPLAIN)**

FIRM Panel	48361C0175G — Orange County
Zone Designation	Zone X
Risk Level	Minimal — Area outside the 500-year floodplain
NFIP Status	Orange County participates in NFIP
Flood Insurance	NOT required for federally-backed mortgages
Base Flood Elev.	N/A — No BFE assigned in Zone X
Map Eff. Date	December 16, 2021

### STRATEGIC LOCATION ADVANTAGES

**~20 mi**

to Beaumont & Port Arthur

**~90 mi**

to Downtown Houston

**~5 mi**

to Louisiana Border

**~30 mi**

to Beaumont Airport

**Adj.**

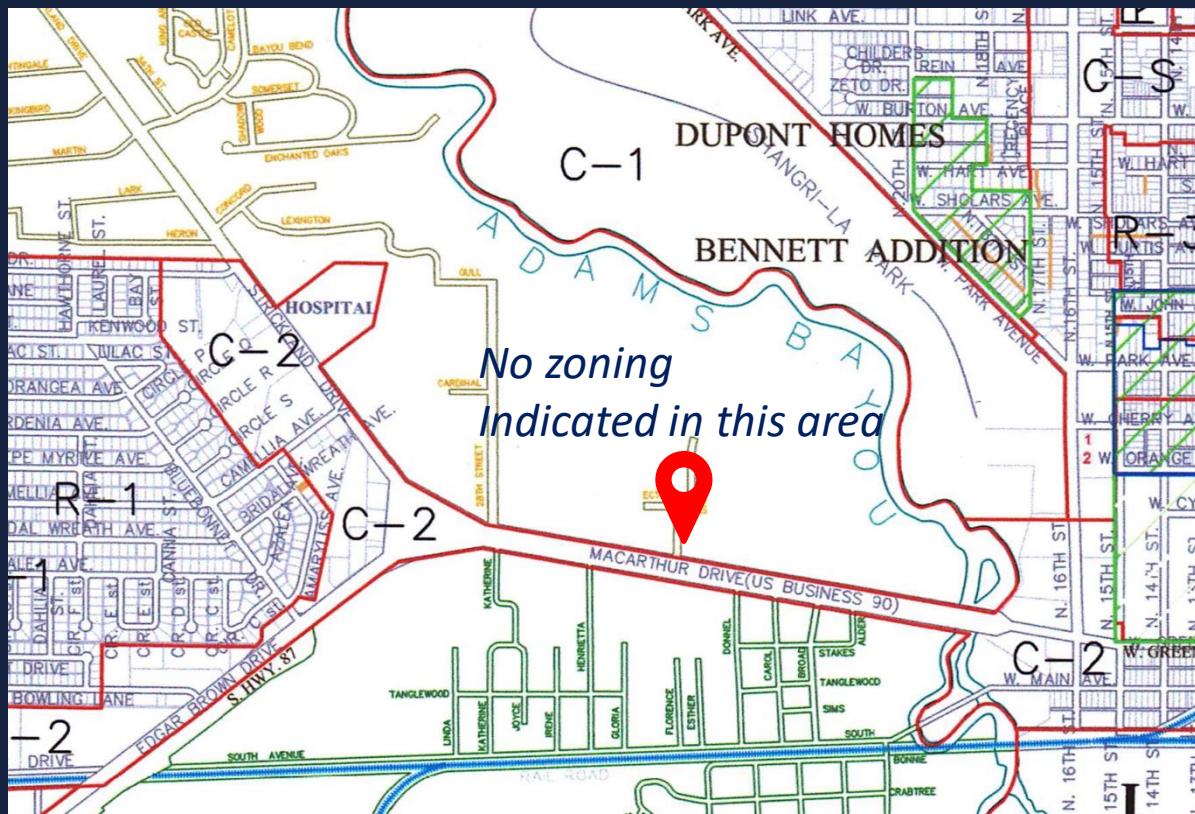
MacArthur Drive Commercial Corridor

⚠ Always verify current FEMA FIRM maps at [msc.fema.gov](https://msc.fema.gov) for official flood zone determinations [Click here to go to FEMA website: https://msc.fema.gov/portal/home](https://msc.fema.gov/portal/home)

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# ZONING INFORMATION

Macarthur Center · City of Pinehurst, Orange County, Texas



## ZONING DETAILS

### ZONING DISTRICTS

R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Manufactured Homes
C-1	Light Commercial
C-2	Commercial
C-S	Commercial – Special
C-S-COVE	Commercial – Special – Cove
OTC	Old Town Center/Waterfront
DC	Interstate Development Corridor
I	Industrial
MUZO	Mixed Use Zoning District

**\*\*Should always verify with the city\*\***

Contact Pinehurst City Hall to confirm [cityofpinehursttexas.com](http://cityofpinehursttexas.com)

### Deed Restrictions Apply

Standard deed restriction recorded:

- X Grocery / Food Retail
- X Fuel / Gas Sales
- X Car Wash
- X Pharmaceutical Products

**\*\*Proposed use to be reviewed with Seller\*\***

### Permitted Use Guidance

Buyer to verify land use with:  
 City of Pinehurst (409-886-3873)  
 Orange County permitting

### Jurisdiction

City of Pinehurst, Texas  
 Orange County  
 Ph: 409-886-3873  
[cityofpinehursttexas.com](http://cityofpinehursttexas.com)

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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](http://www.trec.texas.gov)

IABS 1-2



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