

FOR SALE | FOR LEASE

3177 S. Highway 69

LUMBERTON, TEXAS 77657



\$598,000

ASKING PRICE

\$83 / PSF

SALES PRICE PSF

\$6,000 / MO

(INCLUDES PROPERTY TAXES/ INS.)

LEASE RATE

±0.503 AC

SITE SIZE

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 DETAILS

3177 S. HWY 69 | LUMBERTON, TX. 77657



BUILDING TYPE

Free Span Warehouse



BUILDING SIZE

±7,200 SF (TBD)



OH DOORS

(5) Overhead Doors — 14' x 14'



INTERIOR

Partially Insulated • Skylights • Dropped LED Lighting



ELECTRIC

Single Phase Service



WATER

LMUD Water Service



RESTROOM/OFFICE

Landlord to Install — SE Corner at Water Service Entrance



PARKING

Front of Building + South Side

AERIAL BUSINESS INFORMATION

3177 S. HWY 69 | LUMBERTON, TX 77657



FEMA, ZONING & RAIL INFORMATION

3177 S. HWY 69 · LUMBERTON, TX · UNINCORPORATED HARDIN COUNTY



FEMA FLOOD ZONE

ZONE X

FEMA FLOOD DESIGNATION

- Property is designated FEMA Flood Zone X
- Zone X — area of minimal flood hazard, outside the 1% annual chance floodplain
- Located in unincorporated Hardin County, outside the Lumberton city limits
- * *Confirm Zone X designation via FEMA MSC ([msc.fema.gov](https://www.fema.gov/msc)) prior to closing.*

ZONING & REGULATORY

NO ZONING

OUTSIDE CITY LIMITS

- Unincorporated Hardin County — no municipal zoning ordinances apply
- No use restrictions — maximum operational flexibility
- No permit required for industrial/warehouse use*
- LMUD water service in place — septic/sewer to be confirmed
- * *Buyer/tenant to verify all permit requirements with Hardin County.*

RAIL CORRIDOR & PIPELINE

~10 MI

TO BEAUMONT RAIL YARDS

- CPKC & Union Pacific lines serving the Beaumont area
- Direct truck corridor access via Hwy 69 / 96 / 287
- Pipeline information available via the Texas Railroad Commission — rrc.texas.gov



JUST A FEW OF THE SURROUNDING BUSINESSES

3177 S. HWY 69 · LUMBERTON, TX · HWY 69 / 96 / 287 CORRIDOR · WITHIN ±2 MILES

AUTO SERVICES

Lumberton Off Road

7920 US Hwy 69

Texas Made Kustomz

3412 US Hwy 69

Grantz Auto Plaza

2776 US Hwy 69

Eastex Automotive

8795 US Hwy 69

CHURCHES & COMMUNITY

First Baptist Church of Loeb

3082 US Hwy 69

Parkway Life Church

FM 3513 @ Hwy 69

Journey Community Church

1534 US Hwy 96

Woodcrest Methodist Church

1684 US Hwy 69

CONTRACTORS & INDUSTRIAL

Weld Spec

3314 US Hwy 69

American Air Systems

523 N. LHS Drive

American Aluminum Display Ctr

5000 US Hwy 69

Triple S. Industrial Corporation

860 W. Chance Cut Off

Big Fish Cooling & Heating

3446 US 69

RETAIL & SPECIALTY

Casa Luna Imports

2589 US Hwy 69

Highway Furniture & Mattress

4920 US Hwy 69

A Best Granite

4805 US Hwy 69

Antique Mall of Lumberton

1181 S Main St

Verizon Wireless

106 S. LHS Drive

M&D Ace Hardware

122 S. Main Street

Unleashed Canine

685 S. Main

DINING & FOOD

Toasted Yolk

900 S. Main Lumberton

Napoli's Italian Restaurant

835 S. Main/ Lumberton

Rikenjaks Restaurant

358 N LHS Drive/ Lumberton

Nice Guy Ricky's American Grill

192 S. Highway 69/ Lumberton

Tia Junaita's Fish Camp

322 S. Main/ Lumberton

Juan's Mexican Food

1109 S. Main/ Lumberton

SPORTS & RECREATION

Lone Star Indoor Gun Range

4940 US Hwy 69

Lagniappe Fitness and Recovery

757 N. Main

Anytime Fitness

139 N. LHS Drive

STORAGE

Extra Space Storage

188 S. LHS Drive

Lumberton Boat Storage

1882 US Hwy 69

Just a few of the established businesses along the Hwy 69 / 96 / 287 corridor within approximately 2 miles of the site. Listing not guaranteed to be all-inclusive.

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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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