



Multi-Tenant Building Available Now For Lease

2600 FM 365, NEDERLAND, TX 77627

PADS AVAILABLE FOR GROUND LEASE/SALE
& FUTURE RETAIL FOR LEASE

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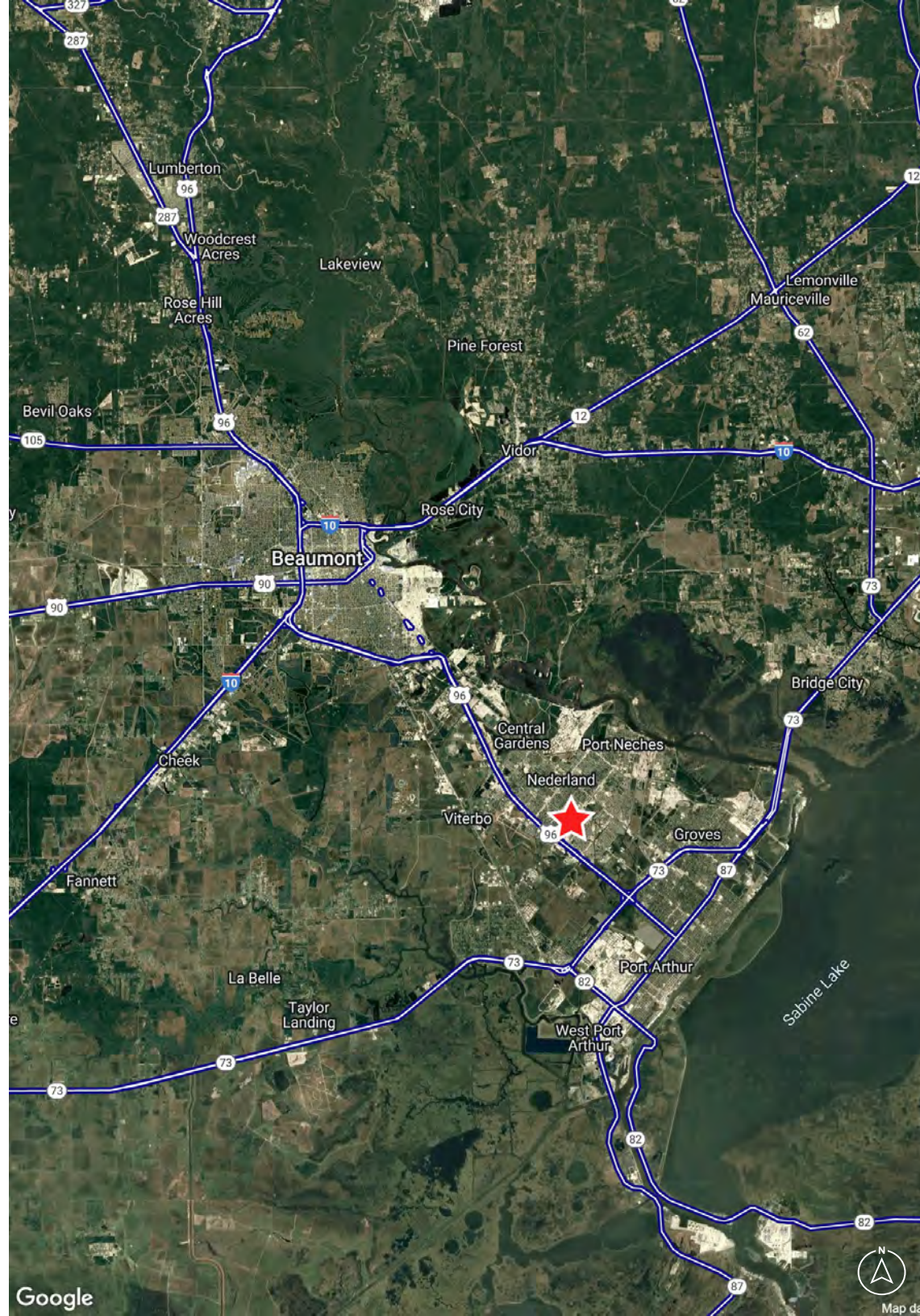
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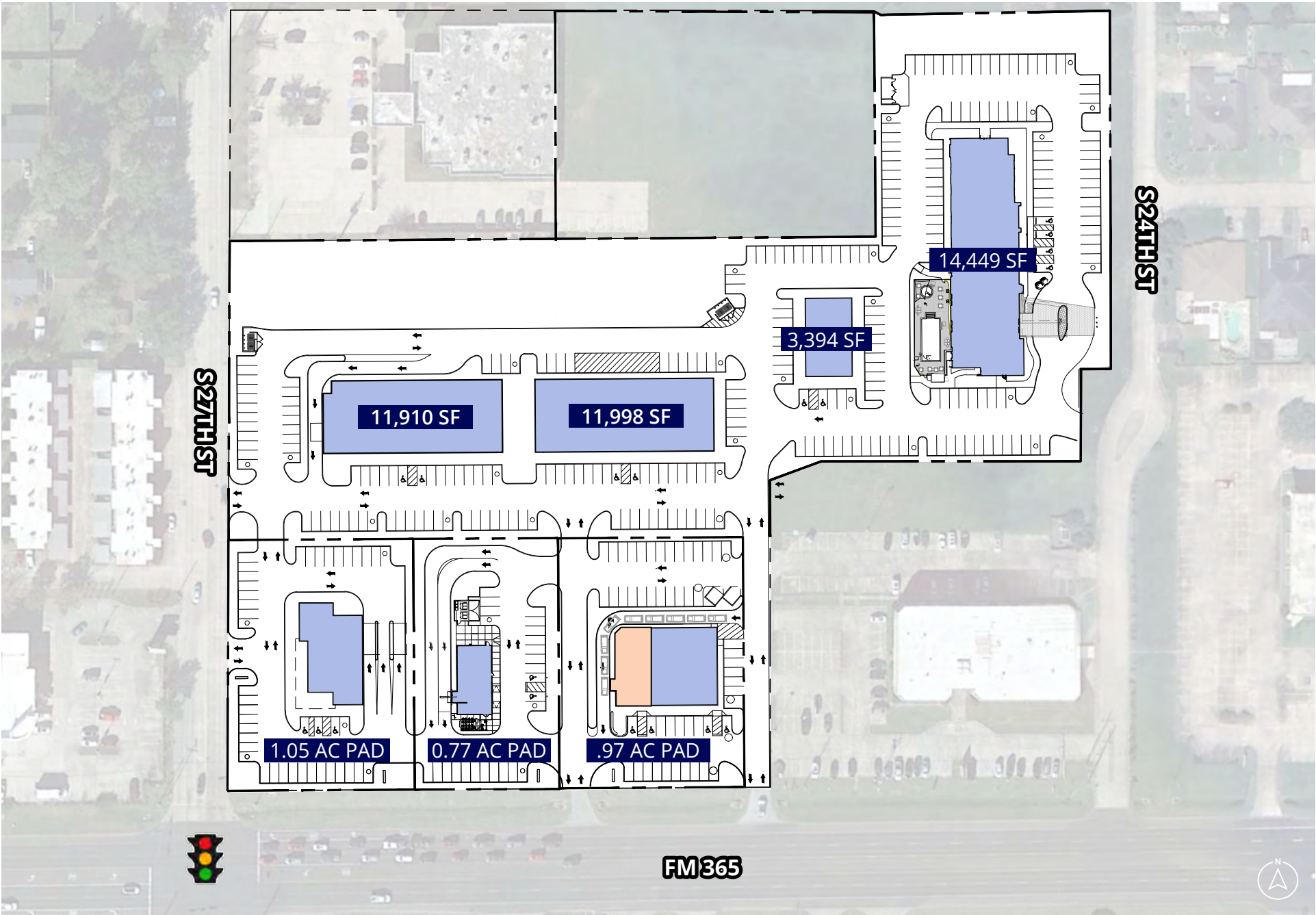
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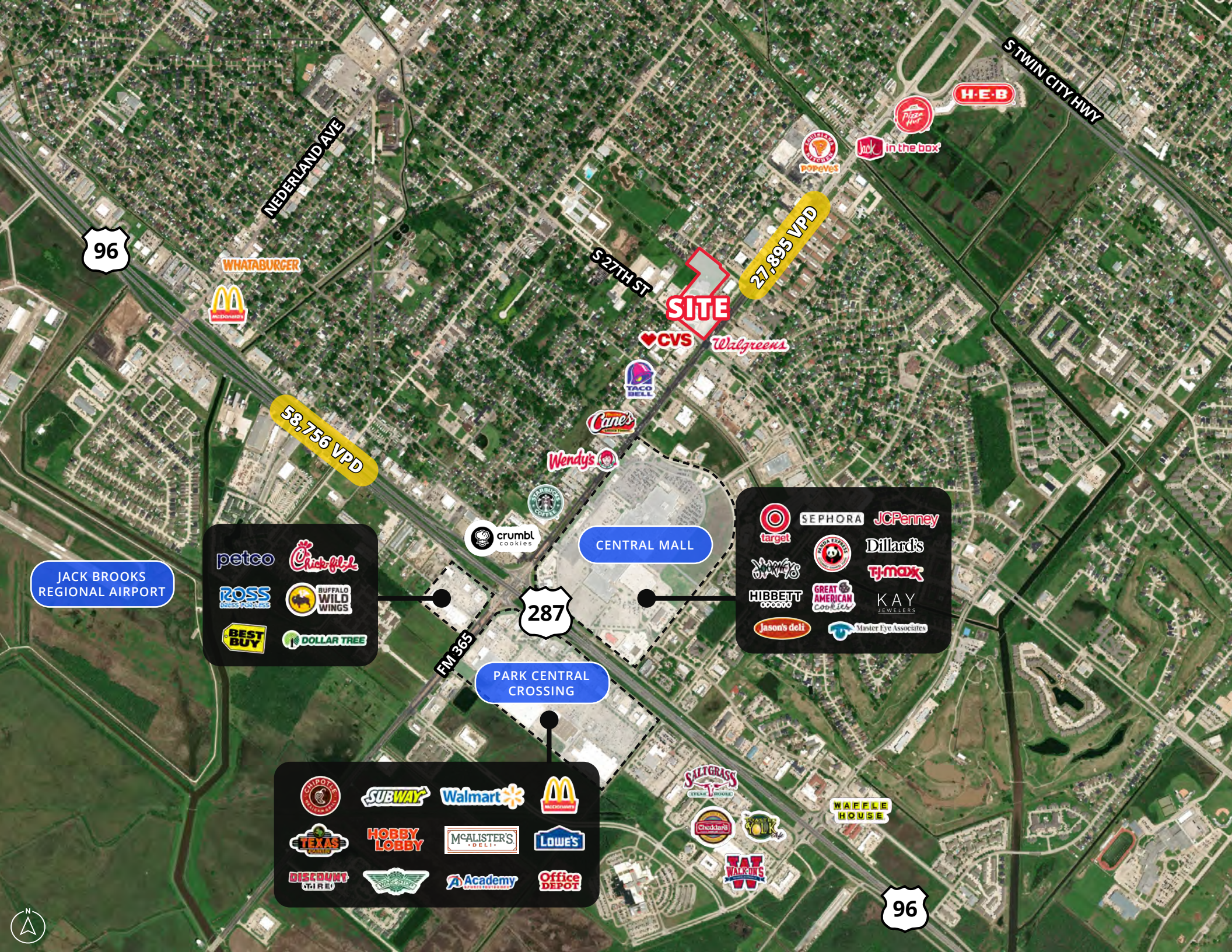
Property Overview

Address	2600 FM 365 Nederland, TX 77627
Property Overview	<ul style="list-style-type: none">± 7,398 SF Multi-tenant building available for lease fronting FM 365Pads available for ground lease/sale fronting FM 365Future plans to demolish the hospital and add to the retail for lease
Utilities	Existing utilities
Traffic	<ul style="list-style-type: none">23,810 VPD on FM 36558,756 VPD on U.S. 96
Access	Corner location at the intersection of FM 365 & South 27th Street
Area Highlights	<ul style="list-style-type: none">Easy Access from U.S. Highway 96 via FM 365Situated between Central Mall and H-E-BCentral Mall less than one mile away (2.9M visits annually)H-E-B 1.4 miles away (2.9M visits annually)Prime neighborhood, hard corner intersectionSurrounded by daytime traffic drivers and QSRs

Contact Broker For Details







96

NEDERLAND AVE

STWIN CITY HWY

S 27TH ST

287

FM 365

96

SITE

27,895 VPD

58,756 VPD

JACK BROOKS
REGIONAL AIRPORT

CENTRAL MALL

PARK CENTRAL
CROSSING

petco

ROSS Dress Footies

BEST BUY

Chick-fil-A

BUFFALO WILD WINGS

DOLLAR TREE

CHIPOTLE

SUBWAY

Walmart

McDonald's

TEXAS

HOBBY LOBBY

McALISTER'S DELI

LOWE'S

DISCOUNT

Academy

Office DEPOT

target

SEPHORA

JCPenney

Dillard's

TJ-maxx

KAY JEWELERS

HIBBETT

GREAT AMERICAN COOKIES

Jason's deli

Master Eye Associates

WHATABURGER

McDonald's

TACO BELL

Carne's

Wendy's

Starbucks

crumbl cookies

POPEYES

Jack in the box

Pizza Hut

H-E-B

CVS

Walgreens

SALT GRASS

Cheddar's

TAT WALKERS

WAFFLE HOUSE



♥CVS

S 27TH ST

FM 365

23,810 VPD



Walgreens

S 27TH ST

KFC

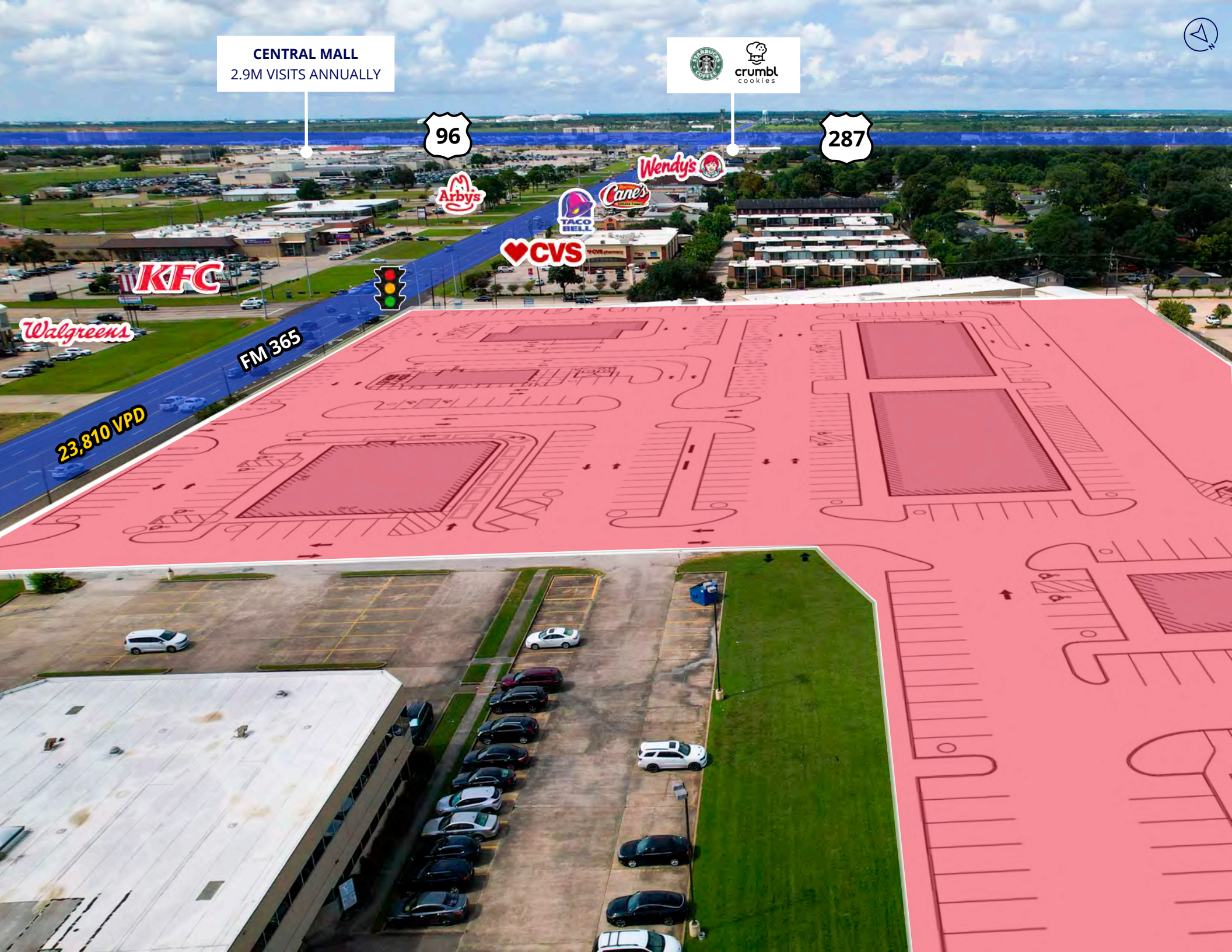


CENTRAL MALL
2.9M VISITS ANNUALLY

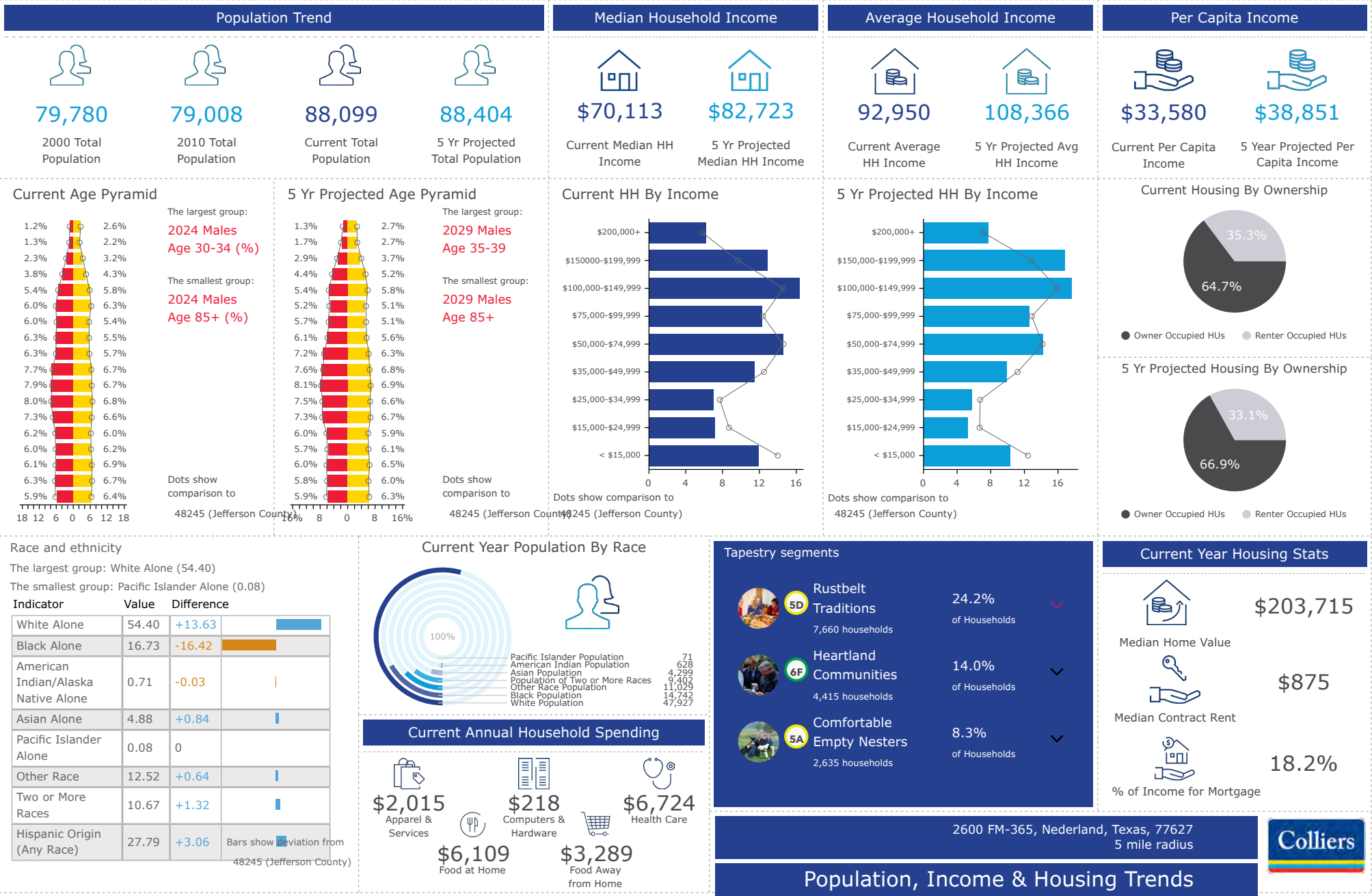


FM 365

23,810 VPD



Area Demographics | 5 Miles Radius





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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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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.

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Date