



# Pad Available

FM 365 & 287 | 8465 Memorial Blvd - Port Arthur, TX 77640





# Property Highlights

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## Details:

- .83 acre - pad available for ground lease or build-to-suite
- Anchored by Wal-Mart Super Center, Lowe's, Hobby Lobby, PetSmart
- Excellent visibility and major pylon signage available along FM 365 - with immediate access to 287

## Traffic Counts:

Hwy 287: 64,527 VPD  
FM 365: 28,411 VPD North of Hwy 287  
FM 365: 18,695 VPD South of Hwy 287

| Demographics:   | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------|----------|----------|----------|
| Avg. Population | 6,553    | 40,426   | 87,982   |
| Daytime Pop.    | 12,190   | 41,911   | 86,282   |
| Avg. HH Income  | \$75,156 | \$96,693 | \$91,309 |

## Area Retailers:



