

For Sale/Lease

3024 Commerce Street
Port Arthur, TX 77642

±14,000 SF Industrial Building
±0.844 Acres



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Property Overview

Positioned in the heart of Port Arthur's industrial corridor, this $\pm 14,000$ -square-foot facility offers an ideal setup for manufacturing, fabrication, or service operations. The property features a well-maintained metal building with multiple grade-level overhead doors, generous clear heights, and efficient open warehouse space. Situated on ± 0.84 acres with secure yard area and easy access to TX-82 and Hwy 73, the site provides convenient connectivity to major regional ports, refineries, and logistics routes.

- $\pm 14,000$ SF industrial building on ± 0.84 Acres
- Crane served building
- Proximity to Port Arthur refineries, terminals, and Port of Port Arthur
- Grade-level access and ample power
- Secure fenced yard and on-site parking

Asking Price: \$650,000





Market Overview

3024 Commerce St, Port Arthur, Texas, 77642
10 mile radius

Household & population characteristics



\$64,364

Median household income



\$191,308

Median home value



65.3%

Owner occupied housing units



38.1

Median age



46.0%

Female population



47.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,508

Travel



\$26

Tickets to Movies



\$76

Theatre/Operas/Concerts



\$72

Admission to Sports Events



\$7

Online Gaming Services

Households & population



123,834

Current total population



124,638

5 Year total population



43,158

Current total households



43,204

5 year total households

Education

15%

No high school diploma



35%

High school graduate



34%

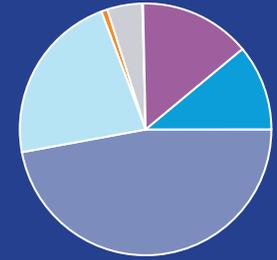
Some college



17%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,538

Total businesses



44,684

Total employees

Employment



53%

White collar



32%

Blue collar



15%

Services

5.2%

Unemployment rate

Annual household spending



\$1,829

Apparel & Services



\$167

Computers & Hardware



\$3,071

Eating Out



\$5,714

Groceries



\$6,098

Health Care

Location



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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:
 - 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.

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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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>
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Sales Agent/Associate's Name	License No.

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Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date