

# FOR LEASE

Port Plaza Centre  
7675 Memorial Blvd., Port Arthur, TX 77640

**partners**  
PARTNERSREALESTATE.COM



## TENANTS IN CENTER + NEARBY RETAILERS



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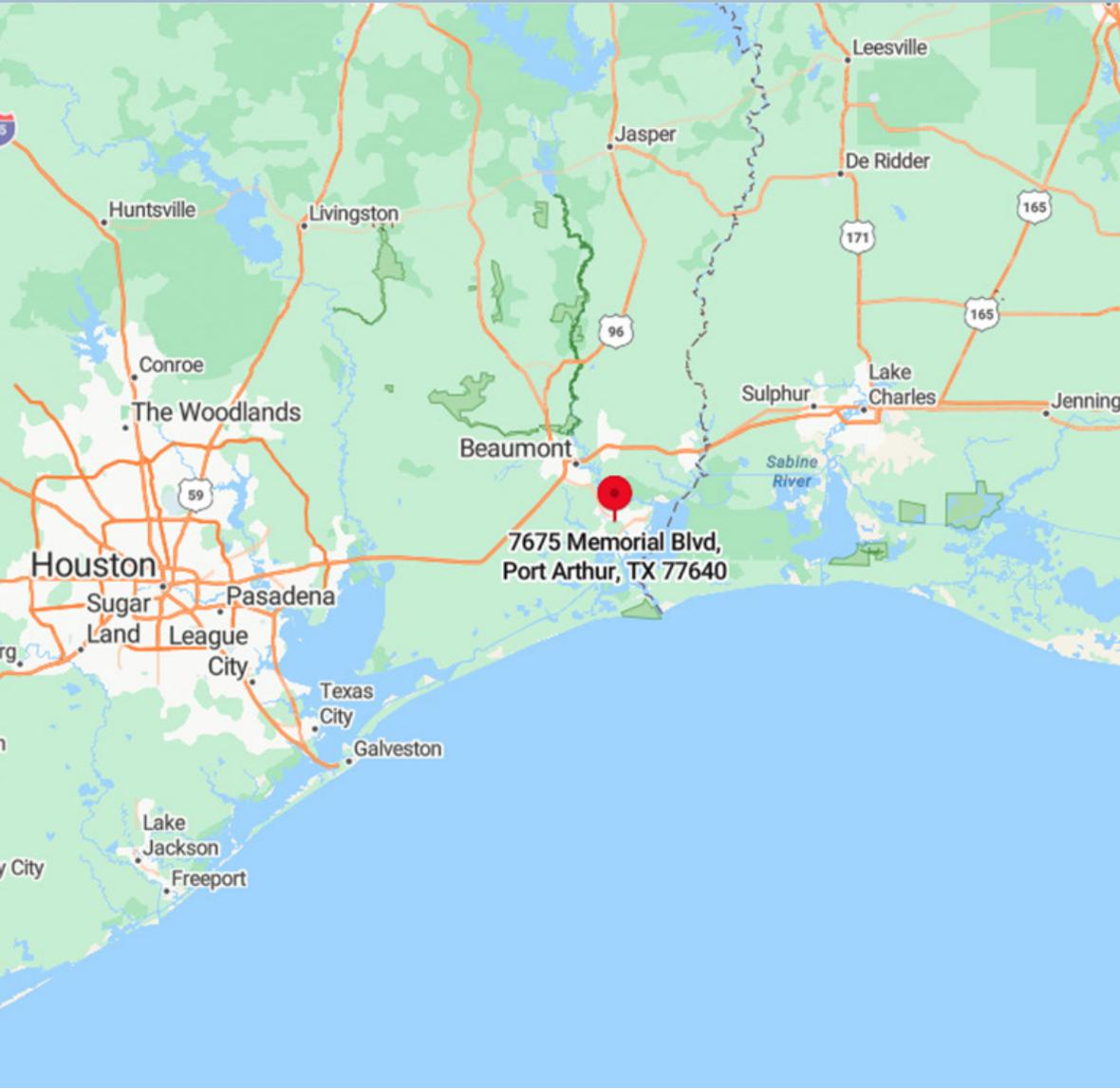
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### PROPERTY FEATURES

- Located at main retail trade area in Port Arthur
- Fronting main thoroughfare, Memorial Blvd - 22,000 VPD
- Nearby national tenants include: Harbor Freight, Boot Barn, Cheddar's, Saltgrass Steakhouse, Marriott, and Hilton

### AVAILABLE

- Vacant Conn's - 43,000 SF available
- Additional Big Box space next to Conn's - 10,000 - 50,000 SF
- Outparcel Available - 1,200 - 6,000 SF w/ drive-thru

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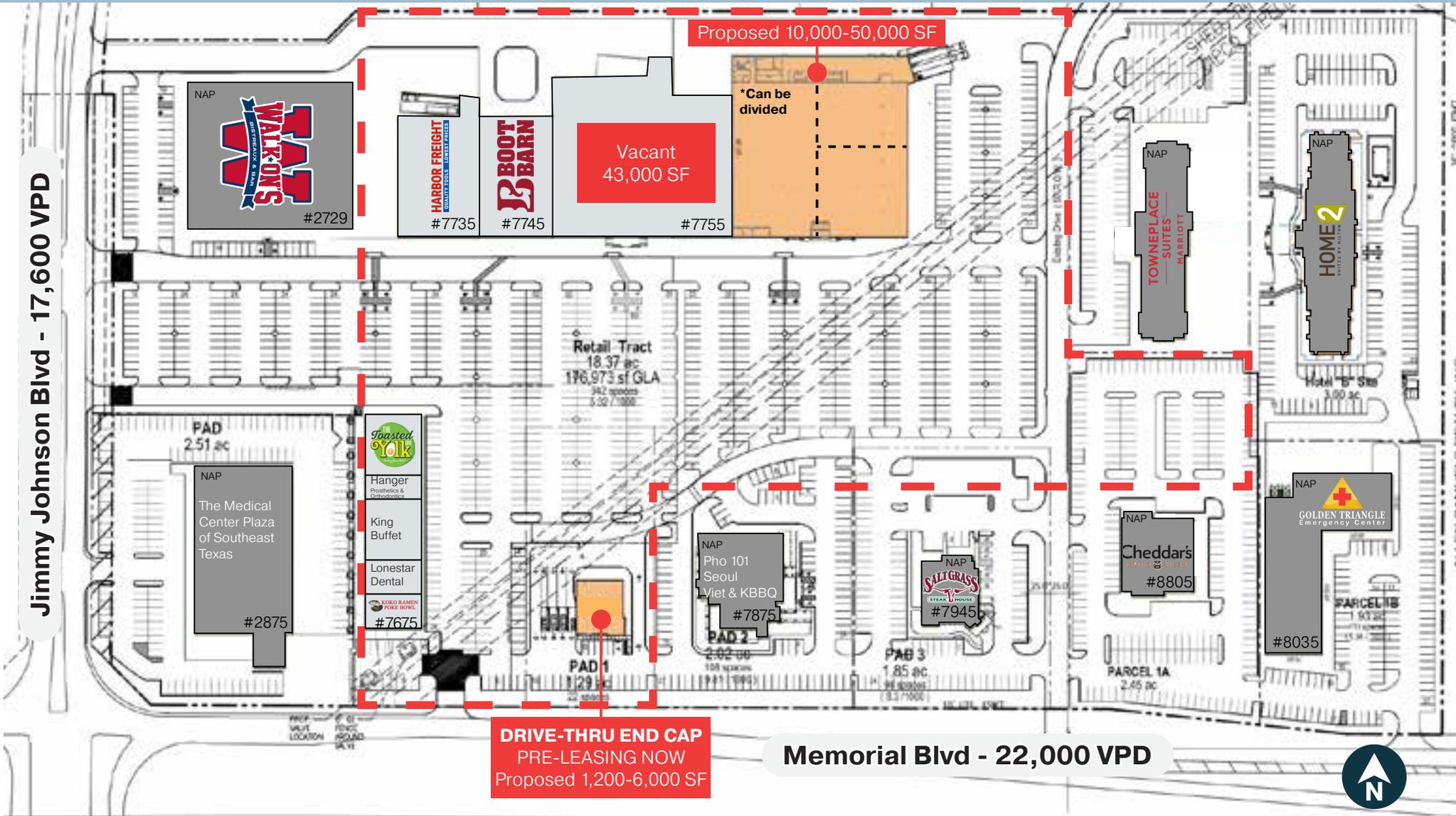
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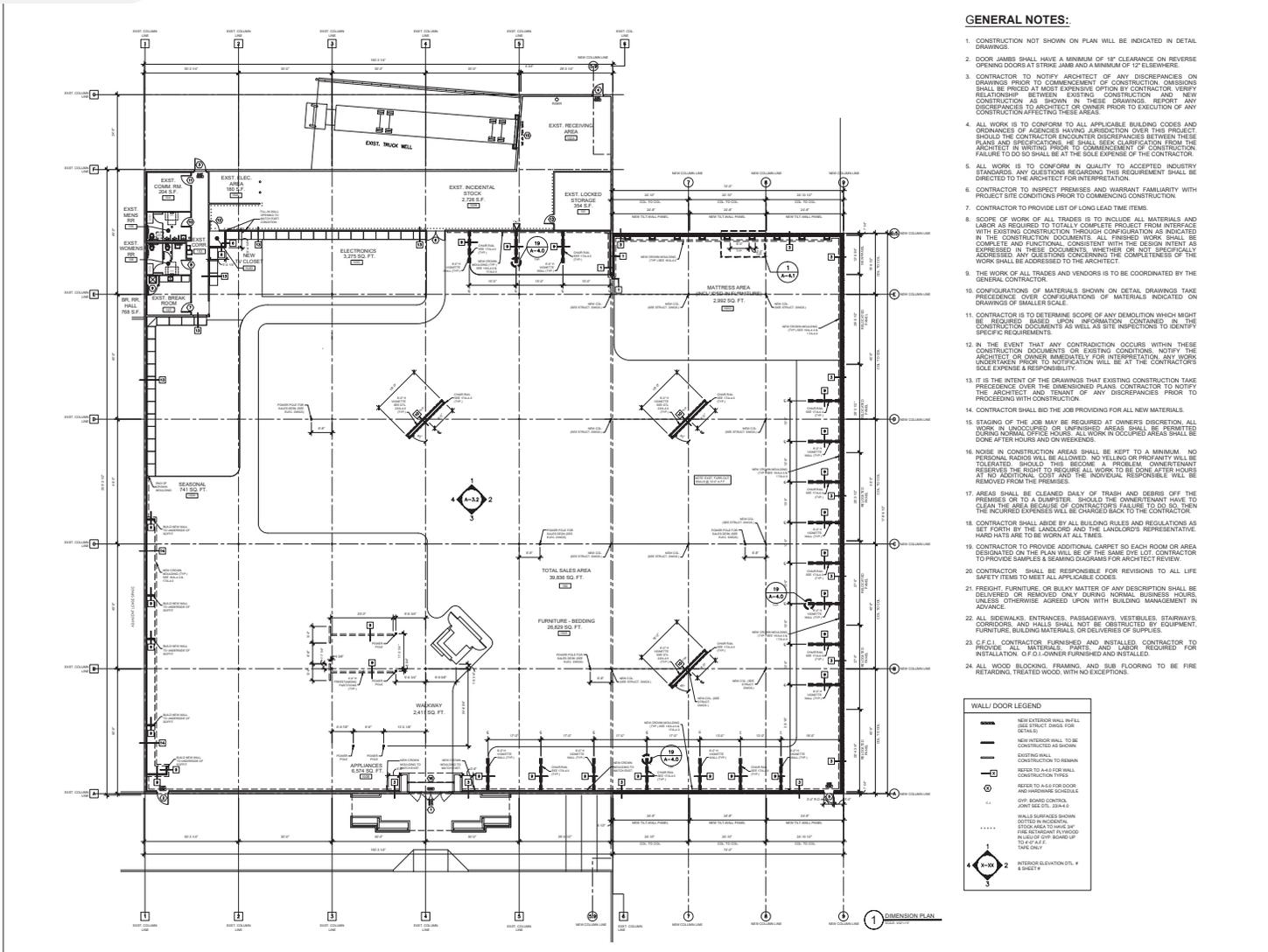
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## Conn's Floor Plan



**Open studio architecture**  
The Premier Drafting  
818 Commerce, Suite 220  
San Antonio, Texas 78212  
Tel: 210.417.4207  
www.opensstudio.com

**Salbert**  
ARCHITECTS  
10000 N. Loop West, Suite 1000  
Houston, Texas 77040  
Tel: 281.465.1100  
www.salbertarchitects.com

220716

Project: Conn's #5 - Port Arthur  
7675 Memorial Blvd., Port Arthur, TX 77640

**CONN'S #5 - PORT ARTHUR**  
7675 MEMORIAL BLVD.  
PORT ARTHUR, TX 77640

Project #: \_\_\_\_\_  
Date: 03-02-2016  
Drawn by: NW  
Checked by: \_\_\_\_\_  
Drawing title: DIMENSION PLAN  
Drawing number: A-2.3

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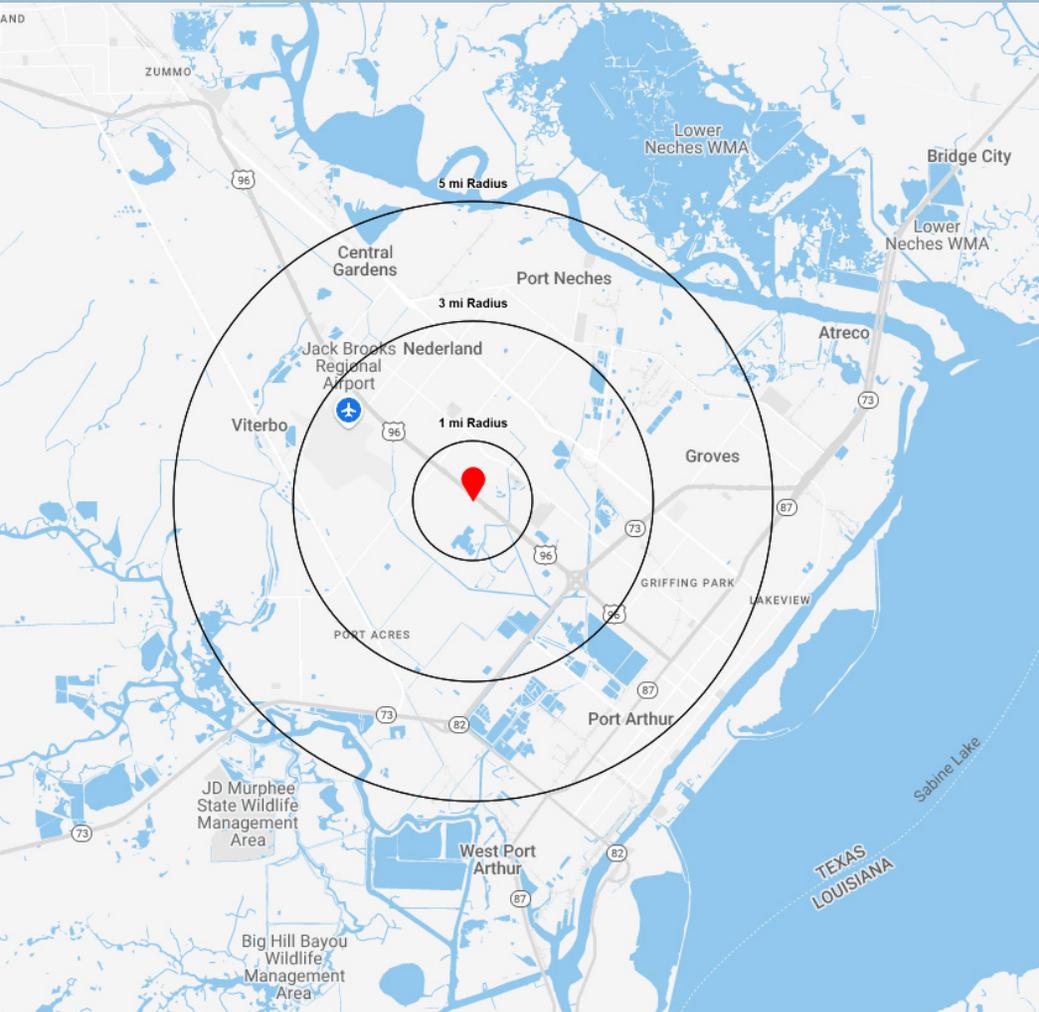
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### Population

	1 MILE	3 MILES	5 MILES
2020 Population	3,499	39,263	98,934
2024 Population	3,710	38,592	96,473
2029 Population Projection	3,588	37,315	94,739
2024 Median Age	34.5	36.6	36.1

### Annual Growth 2024-2029

2020 Households	1,708	16,144	38,165
2024 Households	1,862	15,639	37,144
2029 Household Projection	1,782	14,971	36,128
Annual Growth 2010-2024	2.1%	0.5%	0.2%

### Household Income

Avg Household Income	\$67,630	\$98,910	\$92,904
Median Household Income	\$37,667	\$71,527	\$69,463

### Daytime Employment

Total Businesses	353	1,954	3,412
Total Employees	3,775	18,384	32,196

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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.

PCR Brokerage Houston, LLC dba Partners	9003948	licensing@partnersrealestate.com	713-620-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
John Ytterberg	806231	john.ytterberg.partnersrealestate.com	713-275-9633
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Chase Cooper	794571	chase.cooper@partnersrealestate.com	713-275-9618
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date