



9.74 ACRES LAKE
ARTHUR DRIVE
PORT ARTHUR, TX 77642

**FOR SALE
\$738,000**



PROPERTY OVERVIEW

Roughly 9.74 acres of natural beauty and development potential nestled in the scenic curve of Lake Arthur Drive. Boasting water views, this parcel offers approximately 527ft of frontage along Lake Arthur Drive and an impressive +/-620ft with a view of the water's edge, providing ample space for a residential development. Zoned for low-density residential use, this property is ideal for single-family homes, offering peace, privacy, and room to grow. The land's generous dimensions ensure flexibility for a variety of layout options. +/-1.5 acres of the property is located in the PNG School District and the remainder is in the Port Arthur School District.



**RYAN HARRINGTON
COMMERCIAL DIVISION**

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- +/-9.74 Acres
- Zoned for Single Family
- Located in PNG School District and Port Arthur
- Ideal for Residential Development
- View of the water
- Quiet Area
- Minutes from the Babe Zaharias Golf Course, many restaurants, and retail.
- Beautiful Area

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

Demographic and Income Profile

9.74 Acres Lake Arthur Drive
 5128-5384 Lake Arthur Dr, Port Arthur, Texas, 77642
 Ring: 3 mile radius

Prepared by Esri

Latitude: 29.94708

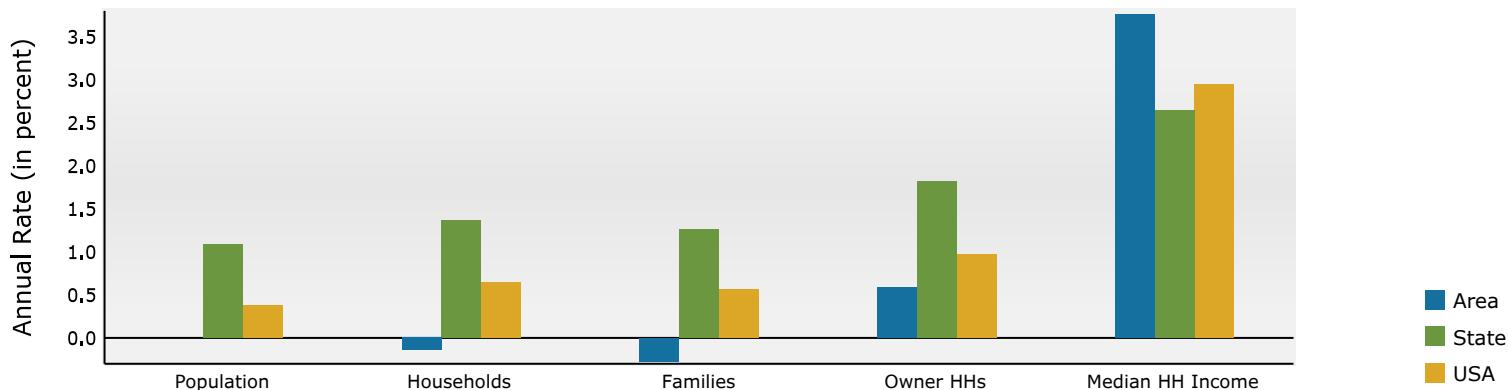
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Summary	Census 2010	Census 2020	2024	2029
Population	48,582	53,966	53,769	53,778
Households	19,622	21,409	21,137	20,991
Families	12,968	14,156	13,554	13,370
Average Household Size	2.44	2.50	2.53	2.54
Owner Occupied Housing Units	12,645	12,676	12,644	13,020
Renter Occupied Housing Units	6,977	8,733	8,493	7,971
Median Age	37.8	36.8	37.0	38.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.00%	1.09%	0.38%	
Households	-0.14%	1.36%	0.64%	
Families	-0.27%	1.26%	0.56%	
Owner HHs	0.59%	1.82%	0.97%	
Median Household Income	3.76%	2.65%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	2,741	13.0%	2,401	11.4%
\$15,000 - \$24,999	1,450	6.9%	1,070	5.1%
\$25,000 - \$34,999	1,531	7.2%	1,233	5.9%
\$35,000 - \$49,999	2,449	11.6%	2,102	10.0%
\$50,000 - \$74,999	2,988	14.1%	2,896	13.8%
\$75,000 - \$99,999	2,222	10.5%	2,228	10.6%
\$100,000 - \$149,999	3,690	17.5%	3,918	18.7%
\$150,000 - \$199,999	2,593	12.3%	3,362	16.0%
\$200,000+	1,473	7.0%	1,781	8.5%
Median Household Income	\$68,614		\$82,505	
Average Household Income	\$93,982		\$109,362	
Per Capita Income	\$36,944		\$42,685	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	3,333	6.9%	3,634	6.7%
5 - 9	3,101	6.4%	3,770	7.0%
10 - 14	3,259	6.7%	3,836	7.1%
15 - 19	3,222	6.6%	3,475	6.4%
20 - 24	3,282	6.8%	3,508	6.5%
25 - 34	6,489	13.4%	7,418	13.7%
35 - 44	5,749	11.8%	7,038	13.0%
45 - 54	7,015	14.4%	5,926	11.0%
55 - 64	5,613	11.6%	6,907	12.8%
65 - 74	3,497	7.2%	4,819	8.9%
75 - 84	2,903	6.0%	2,453	4.5%
85+	1,120	2.3%	1,183	2.2%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	35,839	73.8%	30,970	57.4%
Black Alone	6,162	12.7%	8,838	16.4%
American Indian Alone	249	0.5%	372	0.7%
Asian Alone	2,453	5.0%	3,217	6.0%
Pacific Islander Alone	22	0.0%	16	0.0%
Some Other Race Alone	2,807	5.8%	5,232	9.7%
Two or More Races	1,048	2.2%	5,321	9.9%
Hispanic Origin (Any Race)	7,460	15.4%	12,891	23.9%
			14,067	26.2%
			15,282	28.4%

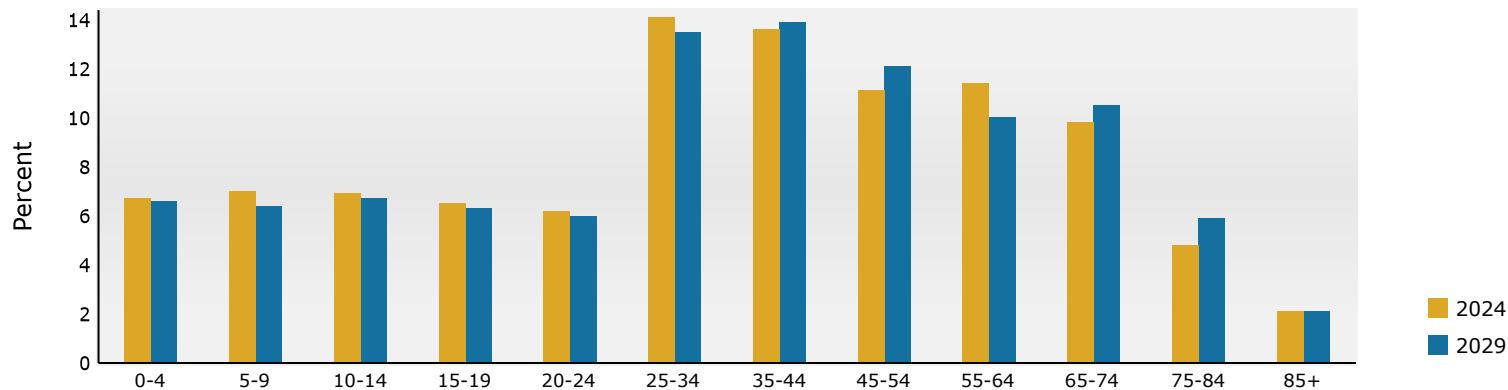
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

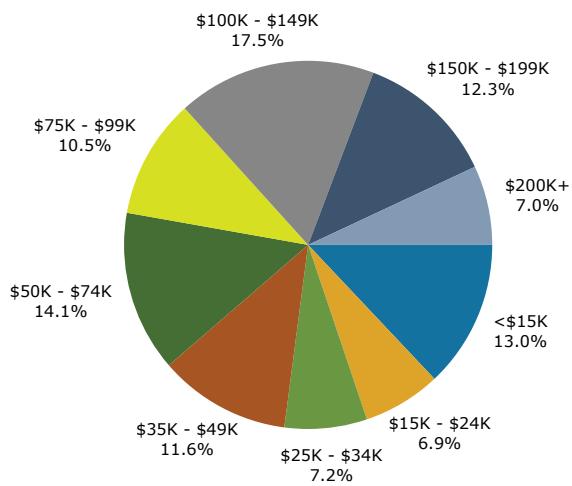
Trends 2024-2029



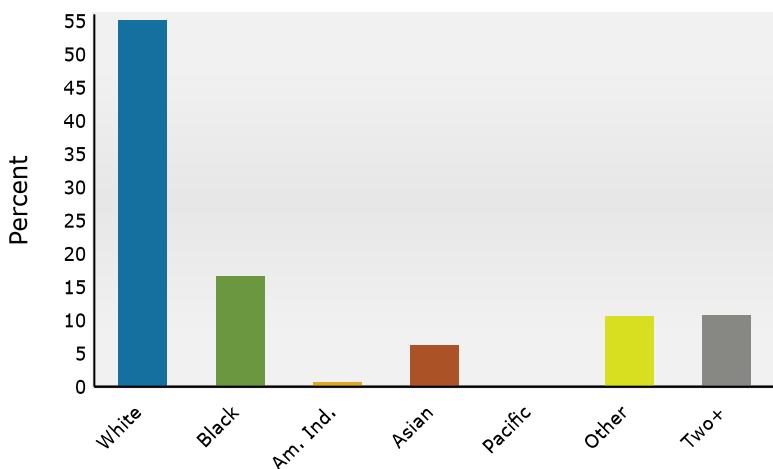
Population by Age



2024 Household Income



2024 Population by Race

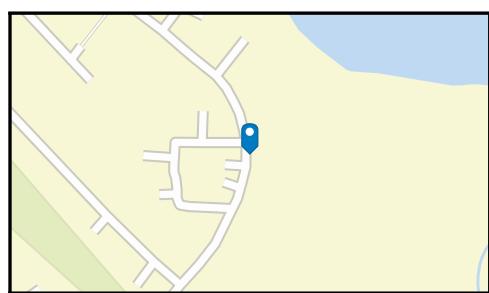
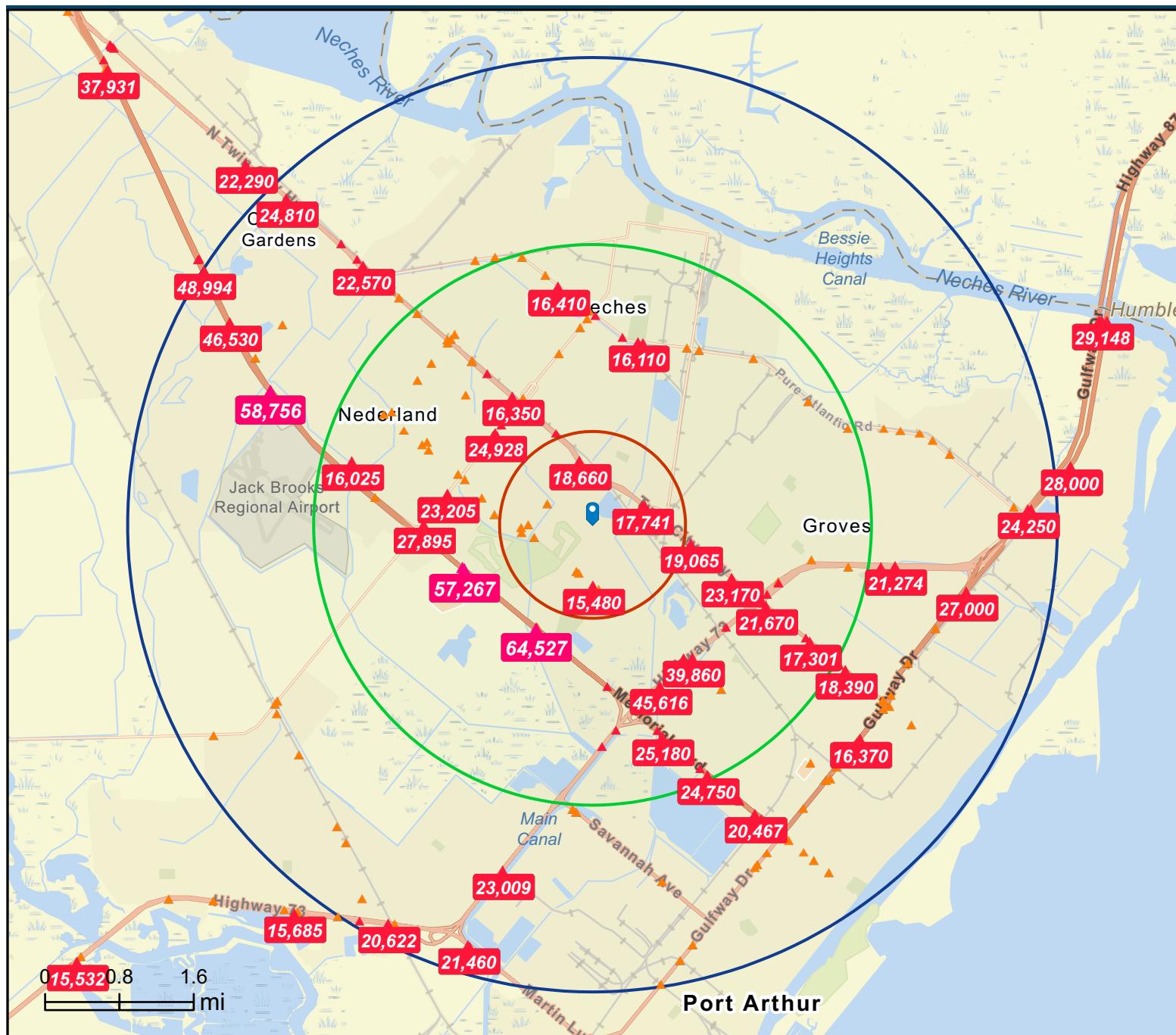


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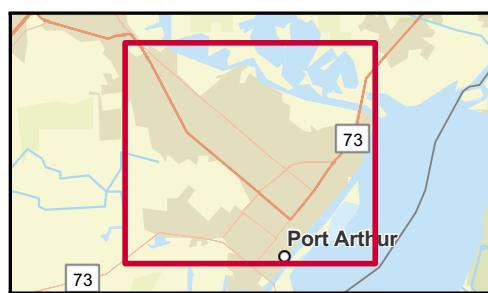
Traffic Count Map

9.74 Acres Lake Arthur Drive
 5128-5384 Lake Arthur Dr, Port Arthur, Texas, 77642
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.94708
 Longitude: -93.96266



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



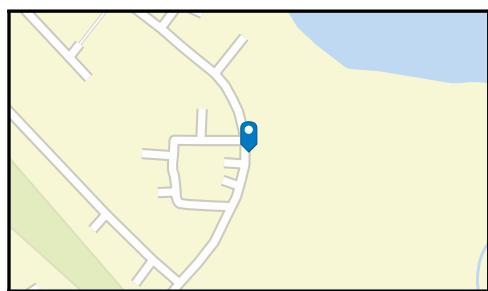
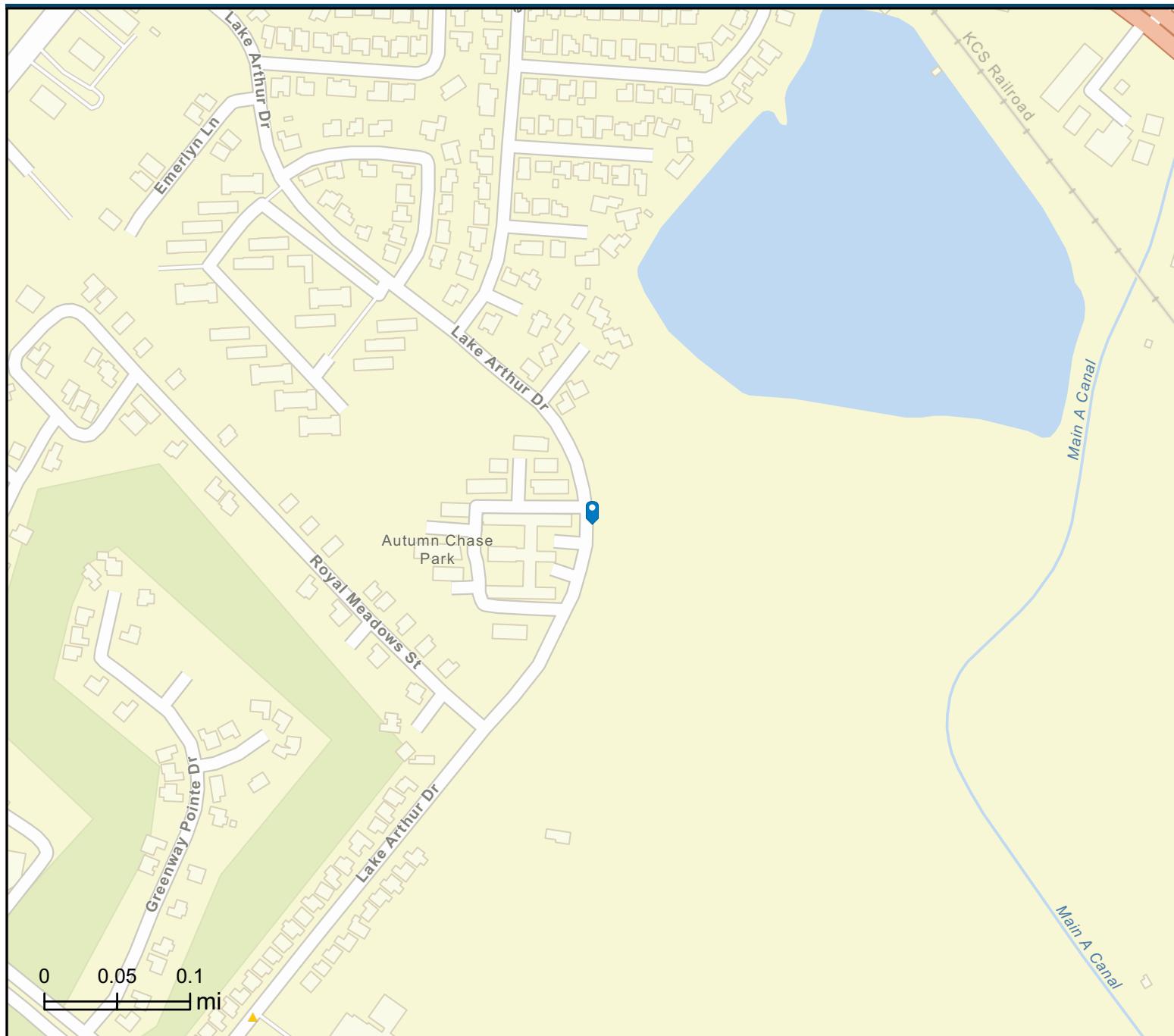
Source: ©2024 Kalibrate Technologies (Q4 2024).

May 15, 2025

Traffic Count Map - Close Up

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May 15, 2025



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

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Template

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