



OFFERING MEMORANDUM

3300 Central Mall Dr, Port Arthur, TX

ESTABLISHED RESTAURANT
FACILITY

HIGH VISIBILITY LOCATION



CRYSTAL SHAFER

409.673.4727

crystalshafer@remax.net



PROPERTY GALLERY



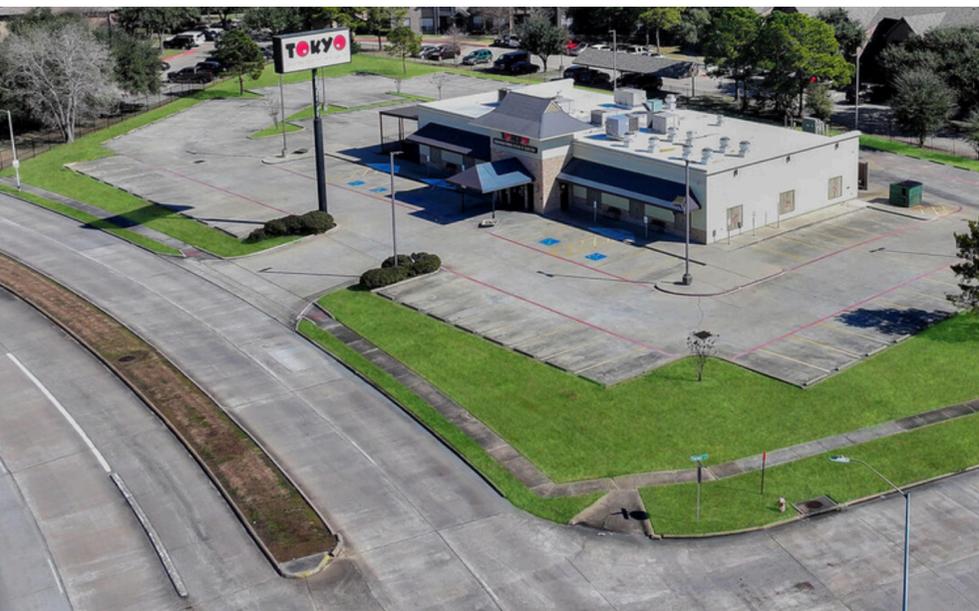
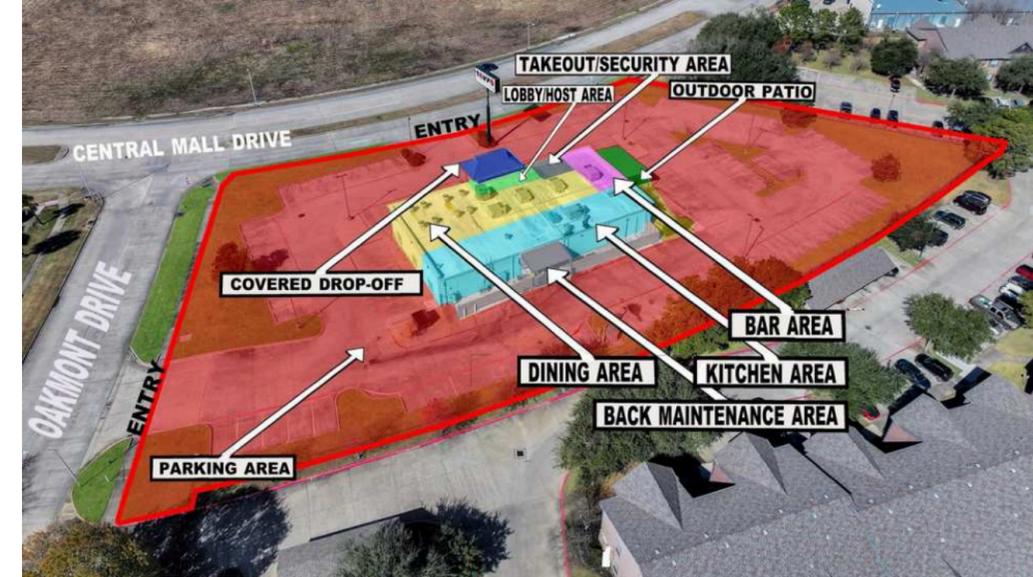
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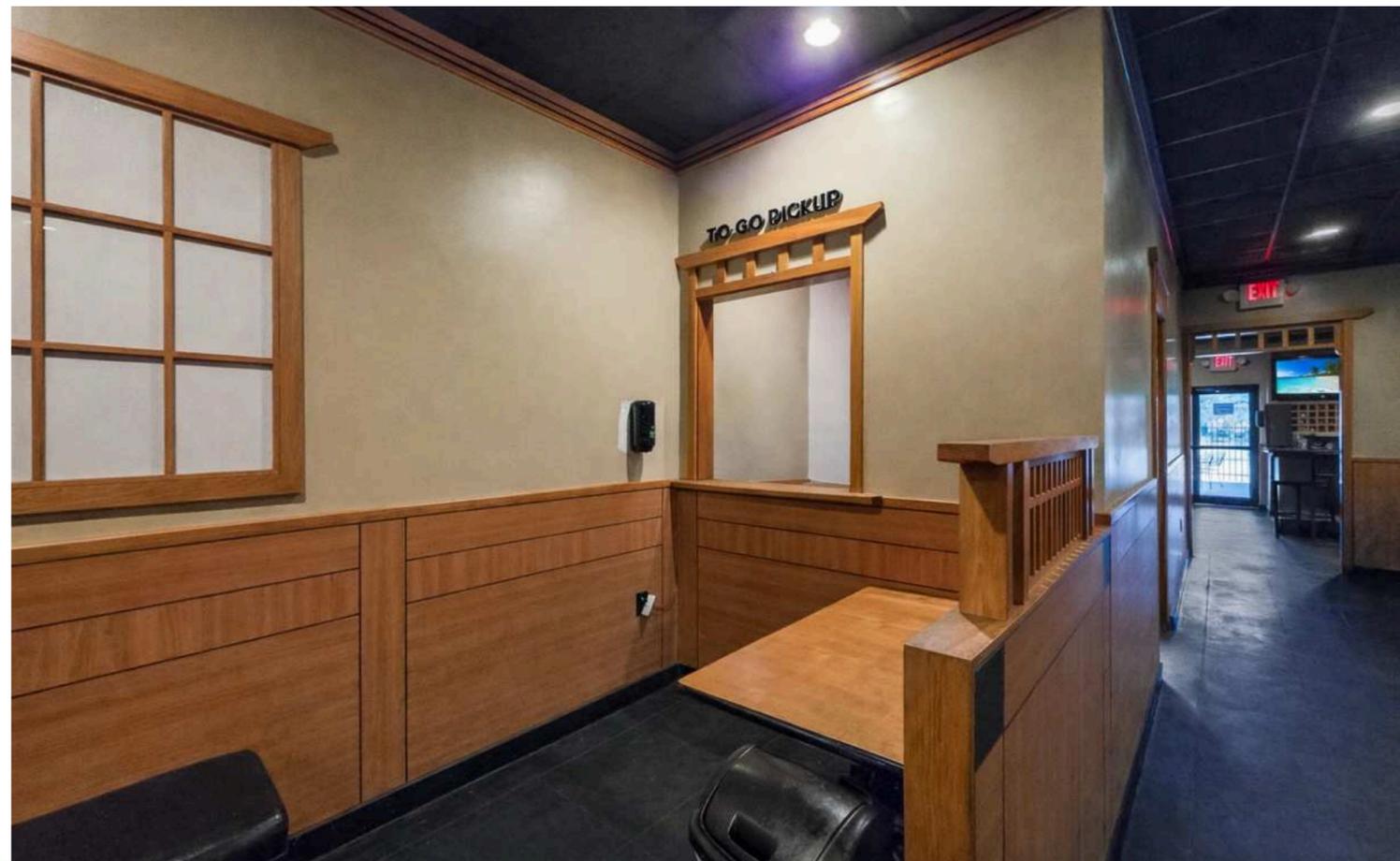
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NEARBY ATTRACTIONS



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NEARBY ATTRACTIONS

3300 Central Mall is positioned on FM 365 (Central Mall Drive) alongside one of Southeast Texas's most active retail corridors. The site benefits from direct frontage to a well-traveled arterial linking Port Arthur, Groves, and Nederland, with strong visibility from both commuter and local traffic.

Anchored by major national tenants such as Target, T.J. Maxx, and Dillard's, the Central Mall retail node generates consistent visitation from a broad regional trade area. In addition to anchor retail, established dining, entertainment, and service destinations - including a 10-screen movie theater, casual and specialty restaurants, service retailers, and medical/leisure amenities - contribute to a diversified demand profile and strong everyday traffic drivers.

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LOCAL OVERVIEW



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OVERVIEW COMPARATIVE

Port Arthur serves as a regional commercial hub for Southeast Texas, benefiting from a diversified economic base that includes energy, petrochemical, logistics, healthcare, and port-related industry. This economic diversity supports a consistent daytime workforce, long-term residential stability, and steady demand for retail and food-and-beverage services.

The Central Mall district represents one of the city's most established commercial nodes, with decades of consumer recognition and built-in market awareness. Unlike emerging corridors that rely on future development to justify demand, this location benefits from existing infrastructure, entrenched buying patterns, and repeat visitation, reducing market risk for operators and investors.

The surrounding area is characterized by mature residential neighborhoods, providing a reliable customer base that supports both weekday and weekend traffic. Additionally, the property's central positioning within Port Arthur allows it to serve not only the immediate population, but also adjacent communities within a short drive, reinforcing its role as a convenience-driven destination rather than a discretionary stop.

From an operational standpoint, the area favors service-oriented and necessity-based uses, making it well-suited for restaurant concepts that value consistency, brand recognition, and repeat clientele. The longevity of nearby retail and service tenants underscores the market's ability to sustain operators through changing economic cycles.

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ABOUT US

ARCANA SHAFER REAL ESTATE GROUP

Founded in Beaumont in 1988, RE/MAX ONE is a nationally recognized real estate brokerage offering both residential and commercial real estate services. Over the decades, RE/MAX ONE has grown to become the brokerage of choice across Southeast Texas, serving buyers, sellers, investors, and developers with unmatched market expertise.

With more than 260 full-time agents and six centrally located offices, RE/MAX ONE delivers a full-spectrum approach to real estate - ranging from single-family homes and luxury properties to commercial assets, investment opportunities, and land. Our agents are committed to being positive, proactive, purposeful, and proficient, while building lasting relationships throughout the communities we serve.

Within RE/MAX ONE, Arcana Shafer Real Estate Group, led by partners John Arcana and Crystal Shafer, provides a high-level, client-focused approach to both residential and commercial real estate. The team is known for strategic marketing, strong negotiation, and hands-on guidance throughout every phase of a transaction.

In the first half of 2023 alone, RE/MAX ONE accounted for over 41% of all closed real estate transactions in the greater Southeast Texas region - an achievement that reflects the depth of knowledge, professionalism, and adaptability of its agents and teams.

Whether your next move is residential, commercial, or investment-driven, we're ready to help.

Let experience lead the way.



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GET IN TOUCH

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