

**NEW LISTING**

COMMERCIAL LAND · ±11 ACRES

# 2301 FM 365

## Port Arthur, Texas

Eleven approved acres on Port Arthur's busiest retail corridor – utilities in, drainage signed off, and TxDOT access already on the plans.

ASKING PRICE

**\$2,395,000**

≈ \$217,727 / acre

Seller financing available



AERIAL · AREA RETAILERS AND DAILY TRAFFIC COUNTS

### WHY THIS PARCEL

Build-ready, day one.

**UTILITIES**

Already to site

**DRAINAGE**

Approved at 85%

**TxDOT**

Curb cuts + decel

**FINANCING**

Seller carry

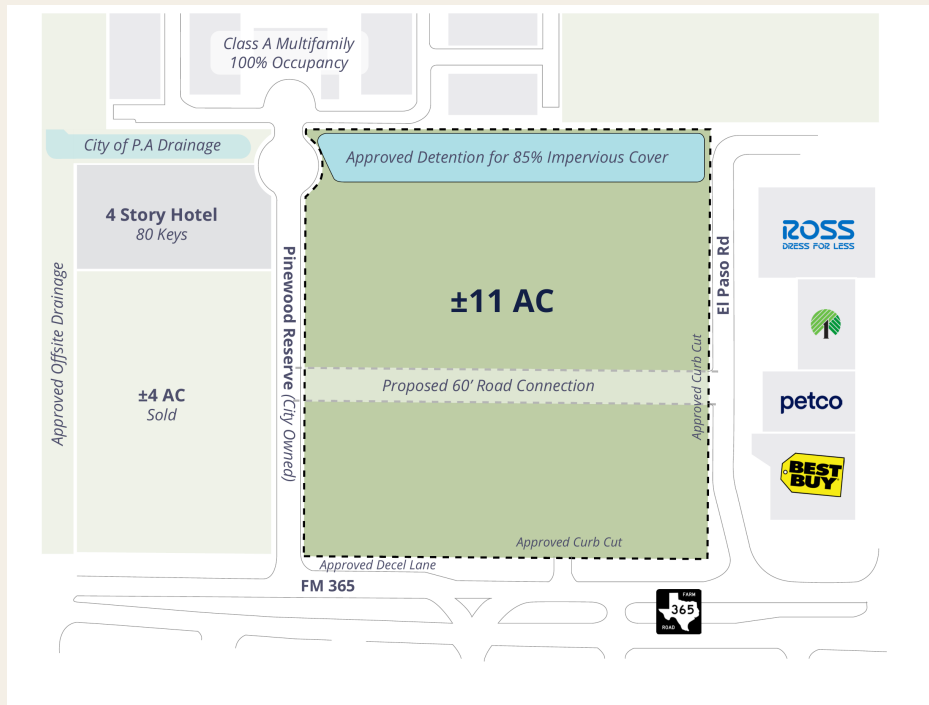
Inquiries · **Shane Reedy** · 409.540.7651

JG Realty & Investment Co.

## THE PROPERTY

# Site Plan

Detention, drainage, decel lane and curb cuts already approved.



## AT A GLANCE

## AREA

**±11 acres**

## FRONTAGE

**±700 ft on FM 365**

## ZONING

**Commercial**

## UTILITIES

**To site**

## DRAINAGE

**Approved · 85% impervious**

## ACCESS

**TxDOT curb cuts & decel**

## FINANCING

**Seller carry available**

## NEIGHBORS

**Class A multifamily, hotel**

## SITE PLAN · APPROVED IMPROVEMENTS IN PLACE

## WHY THIS SITE

## Build-ready, day one.

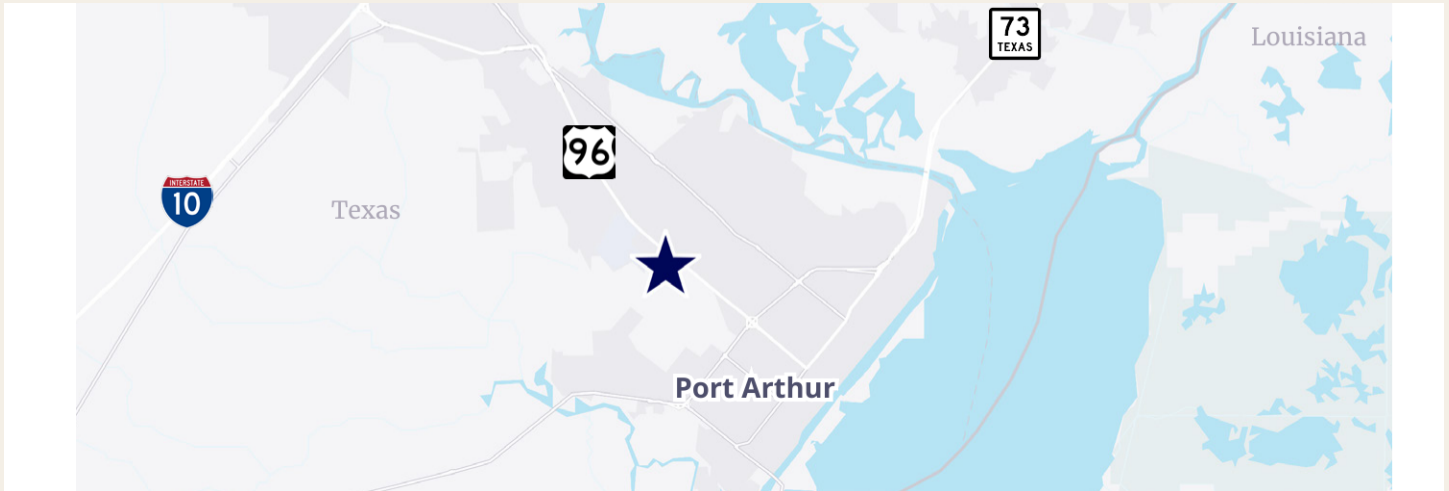
Most Port Arthur retail sites still need entitlement work — survey, drainage approval, traffic study, TxDOT coordination. This parcel is past all of that. Detention is approved at 85% impervious. The decel lane and curb cuts are signed off. Utilities are at the property line. A buyer can move directly to vertical construction without losing twelve to eighteen months to predevelopment.

*Twelve to eighteen months of predevelopment, already done.*

## THE LOCATION

# Southeast Texas

*Between Houston's reach and the Louisiana line.*



REGIONAL LOCATOR · PORT ARTHUR, TEXAS

## TRADE AREA

## ≈250,000

residents in Jefferson + Orange counties

## CORRIDOR

## FM 365

primary east-west commercial spine

## REACH

## 1.5 hrs

to Houston · 30 min to Beaumont

## MARKET CONTEXT

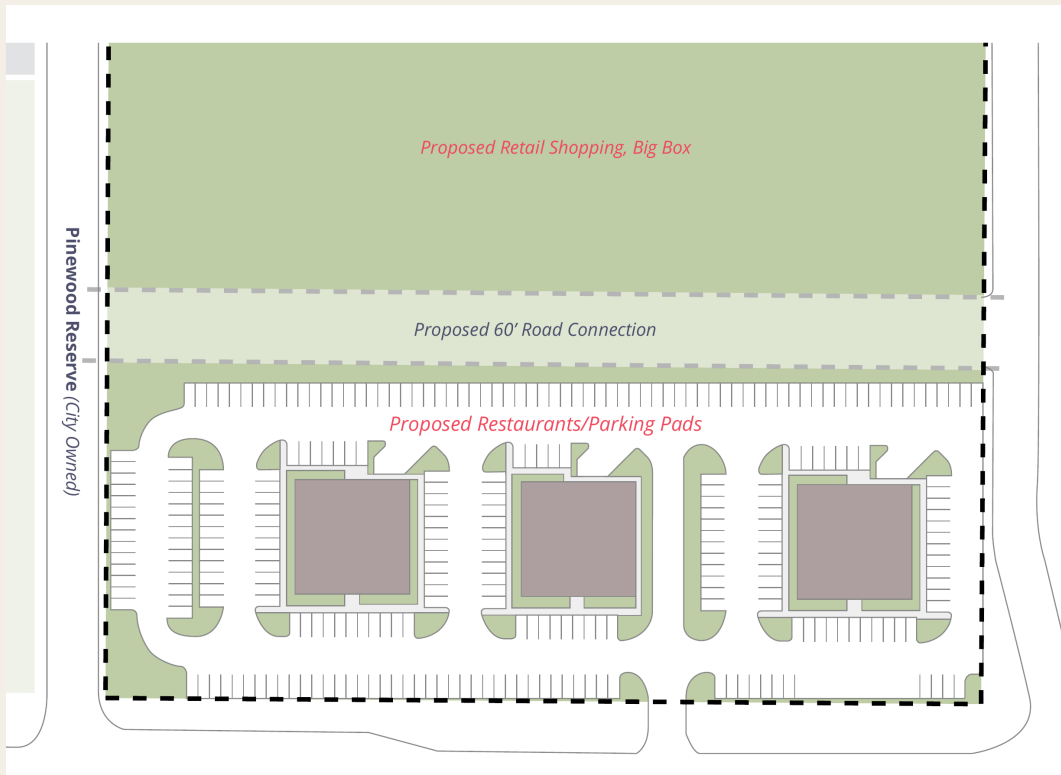
## A corridor under demand.

Port Arthur anchors the easternmost edge of the Houston metro's commercial pull and the western edge of Louisiana's spend. The trade area pulls from Beaumont, Nederland, Groves, Orange and the petrochemical workforce that commutes through FM 365 daily. Central Mall and Park Central Crossing — both within walking distance of the subject — capture the bulk of that traffic. The remaining approved retail land along this stretch of FM 365 can be counted on one hand.

THE OPPORTUNITY

# Proposed Concept

Big-box anchor with three pad sites fronting FM 365.



ILLUSTRATIVE LAYOUT · BUYER MAY REDESIGN



PARCEL AERIAL · ±11 AC SUBJECT

DIRECT INQUIRIES

**Shane Reedy**

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*Seller financing terms  
available on request.*