



Available Space:

- .83 acre pad available for ground lease or build-to-suit
- Anchored by Wal-mart Super Center, Lowe's, Hobby Lobby, PetSmart
- Excellent visibility and major pylon space available along FM 365
- Major regional site with immediate access to 287

Location:

8465 Memorial Blvd, Port Arthur, Texas 77640

Traffic Counts

US Hwy 287: 64,527 VPD (ESRI 2022)
FM 365: 28,411 VPD north of Hwy 287 (TXDOT 2023)
FM 365: 18,695 VPD south of Hwy 287 (TXDOT 2023)

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|----------|----------|----------|
| 2024 Population | 6,553 | 40,426 | 87,982 |
| Daytime Pop. | 12,190 | 41,911 | 86,282 |
| Avg. HH Income | \$75,156 | \$96,693 | \$91,309 |



Pad Available - FM 365 & 287

Port Arthur, Texas





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SDI Realty, LLC | 1800 West Loop South, Suite 1850, Houston, TX 77027 | 713.892.5200 | www.sdirealty.com

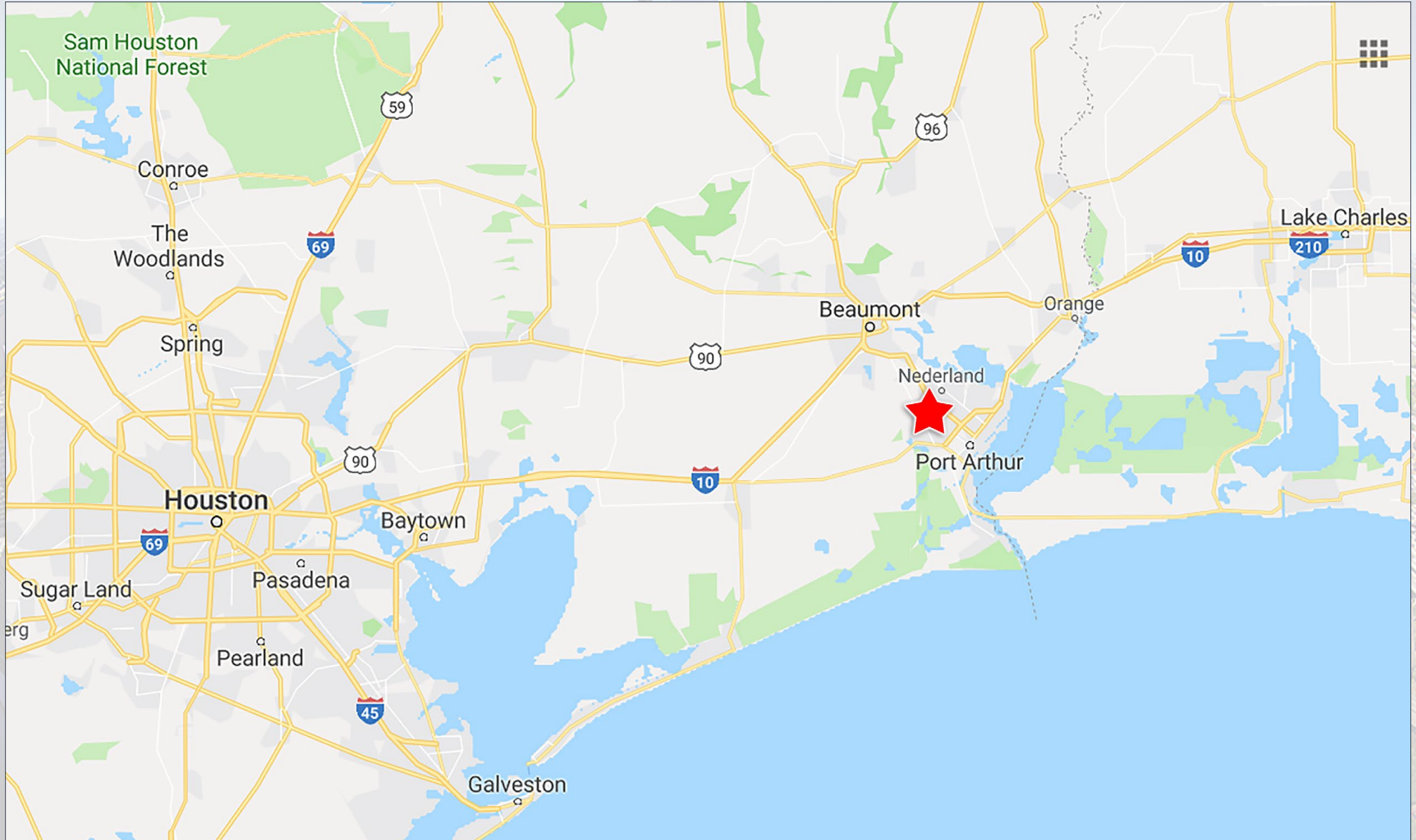
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