

Price
Reduced

MidJefferson
Extended Care Hospital

Cascades
AT SENIOR CARE

SETXRV

±0.6973
ACRES
AVAILABLE

SOKO BEAUTY

N.W.A.
NUTRITION WITH ATTITUDE

W

CVS

TACO
BELL

KFC

NewQuest

±0.6973 ACRES - 9TH AVE. & FM 365

SEQ of 9th Ave. & FM 365 | Port Arthur, Texas
Prime Development Opportunity

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Neal Thomson
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Project Highlights

±0.6973 Acres Available for Sale or Ground Lease in Port Arthur

- ±0.69 acre property located one lot east of the hard corner of 9th Ave. and FM 365
- Adjacent to CVS, Walgreens and the Mid-Jefferson Extended Care Hospital, boasting 30 beds and over 60 physicians specializing in various fields
- On-site utilities are available, and off-site detention provided
- Highest and best use is envisioned for a quick service restaurant, coffee shop and automotive
- FM 365 has a strong traffic count, experiencing over 20,000 VPD

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Approximate Size:	±0.6973 Acres
Price:	\$999,000
School District:	Nederland ISD
Frontage:	Approx. 125 ft. on Hwy 365
Utilities:	City of Port Arthur
Traffic Counts:	Approx. 20,847 VPD on Hwy 365



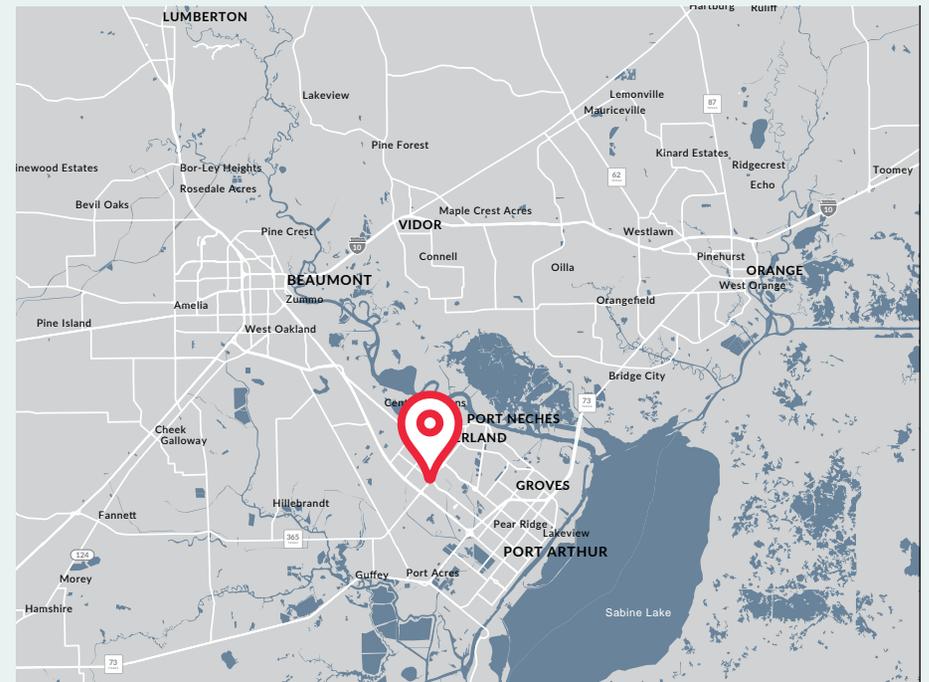
8% POPULATION GROWTH
within 3 miles from 2020 to 2024



\$106K AVERAGE HOUSEHOLD INCOME
within 3 miles



87,994 POPULATION
within 5 miles





09.23 | 09.23

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,127	20,360	34,785
Current Population	11,660	49,231	87,994
2020 Census Average Persons per Household	2.27	2.42	2.53
2020 Census Population	12,088	45,749	89,054
Population Growth 2020 to 2024	-3.54%	7.61%	-1.19%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	40.18%	33.29%	28.00%
2 Person Households	26.73%	29.78%	31.69%
3+ Person Households	33.09%	36.93%	40.31%
Owner-Occupied Housing Units	40.84%	59.42%	63.60%
Renter-Occupied Housing Units	59.16%	40.58%	36.40%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	46.32%	63.15%	55.14%
Black or African American	30.07%	16.00%	18.78%
Asian or Pacific Islander	8.07%	6.44%	4.86%
Other Races	15.27%	13.93%	20.62%
Hispanic	20.19%	19.19%	27.02%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$81,411	\$106,031	\$96,900
Median Household Income	\$51,416	\$80,061	\$73,908
Per Capita Income	\$35,350	\$43,359	\$34,984
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	31.36%	28.85%	31.97%
Estimated Bachelor's Degree	13.90%	17.02%	12.82%
Estimated Graduate Degree	6.42%	7.41%	5.99%
AGE	1 MILE	3 MILES	5 MILES
Median Age	35.1	37.5	36.5

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.

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:
 - 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.

Home Asset, Inc., dba NewQuest Licensed Broker/Broker Firm Name or Primary Assumed Business Name	420076 License No.	- Email	281.477.4300 Phone
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Rick Ragan Sales Agent/Associate's Name	740330 License No.	rragan@newquest.com Email	281.477.4309 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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