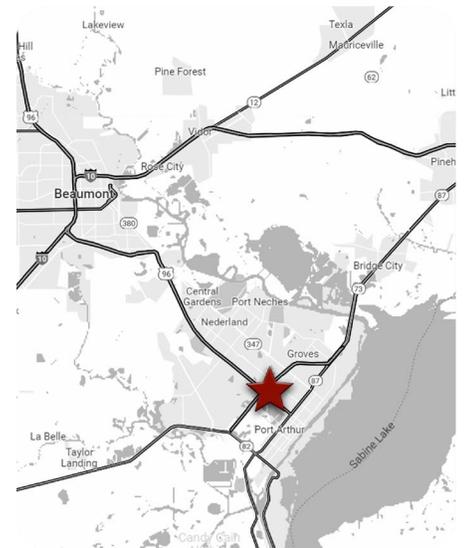




SITE INFORMATION

- Major redevelopment of 7-story office building at Highway 73 & Twin City Highway in Groves, Texas
- Pad sites available for sale or ground lease adjacent to new Starbuck's and Chick-fil-A at "Main & Main"
 - 0.84 acres fronting Twin City Highway (TX 347)
 - 1.74 acres fronting Highway 73
- Cross access with adjacent Wells Fargo branch and directly accessible from Highway 73, Twin City Highway (aka SH-347), and 39th Street
- Site is at dedicated exit from Highway 73
- Close proximity to Walmart, HEB, and numerous major employment generators such as:



DEMOGRAPHICS

	POPULATION	DAYTIME POP.	AVG. HH INCOME
1 Mile	8,780	8,667	\$75,912
3 Miles	57,186	47,431	\$78,193
5 Miles	93,242	89,547	\$82,528

CONTACT

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FOX & GRAHAM

Major Retail Development

2 PADS REMAINING FOR SALE OR GROUND LEASE
HWY 73 & TWIN CITY HWY, GROVES, TEXAS

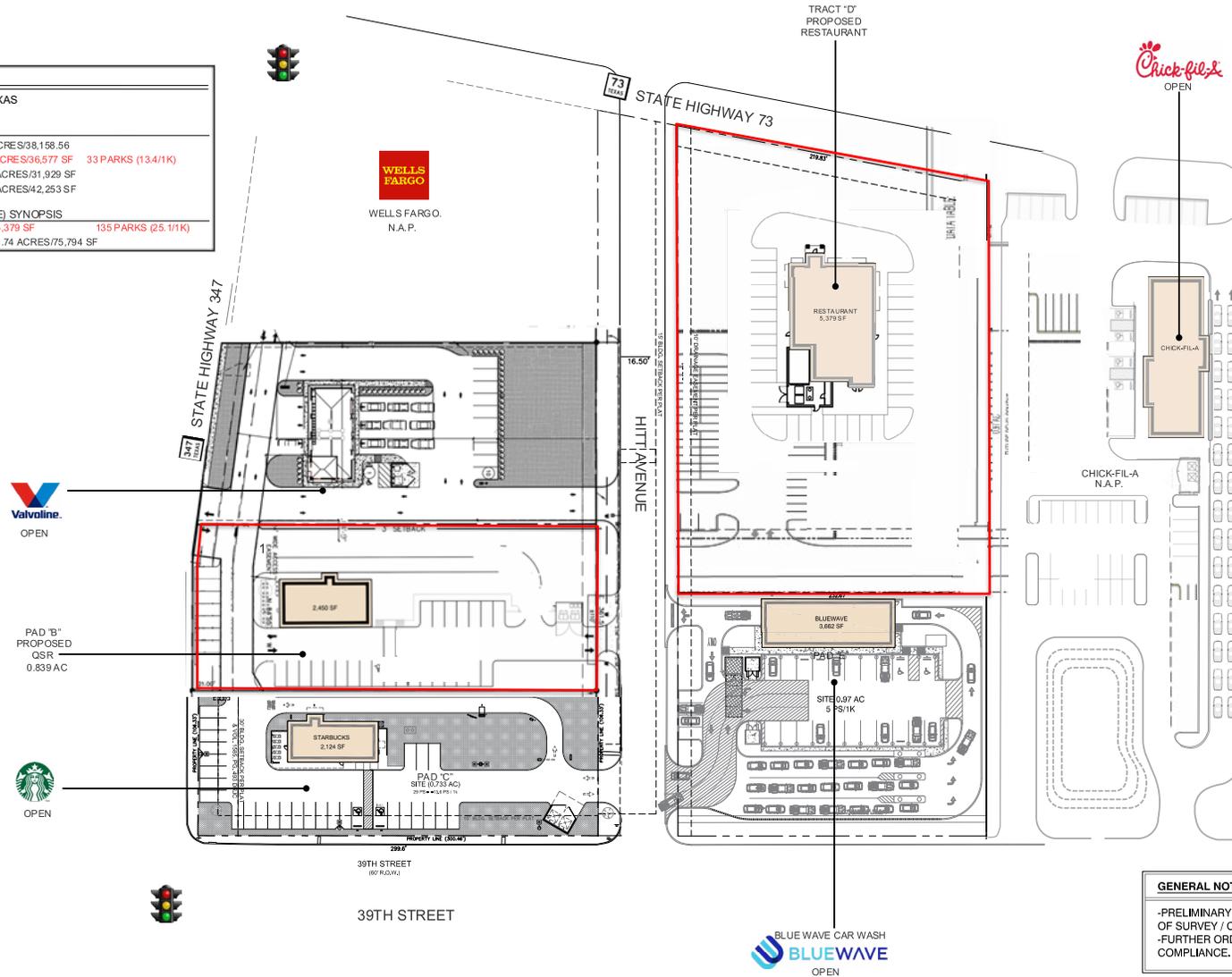


FOX & GRAHAM

Major Retail Development

2 PADS REMAINING FOR SALE OR GROUND LEASE
HWY 73 & TWIN CITY HWY, GROVES, TEXAS

DATA TABLE			
JURISDICTION: GROVES, TEXAS			
PAD SITES SYNOPSIS			
PAD "A"	VALVOLINE	876 ACRES/38,158.56	
PAD "B"	AVAILABLE	839 ACRES/36,577 SF	33 PARKS (13.4/1K)
PAD "C"	STARBUCKS	.733 ACRES/31,929 SF	
PAD "E"	BLUE WAVE	.97 ACRES/42,253 SF	
RESTAURANT (FULL-SERVICE) SYNOPSIS			
TRACT "D"	AVAILABLE	5,379 SF	135 PARKS (25.1/1K)
		1.74 ACRES/75,794 SF	



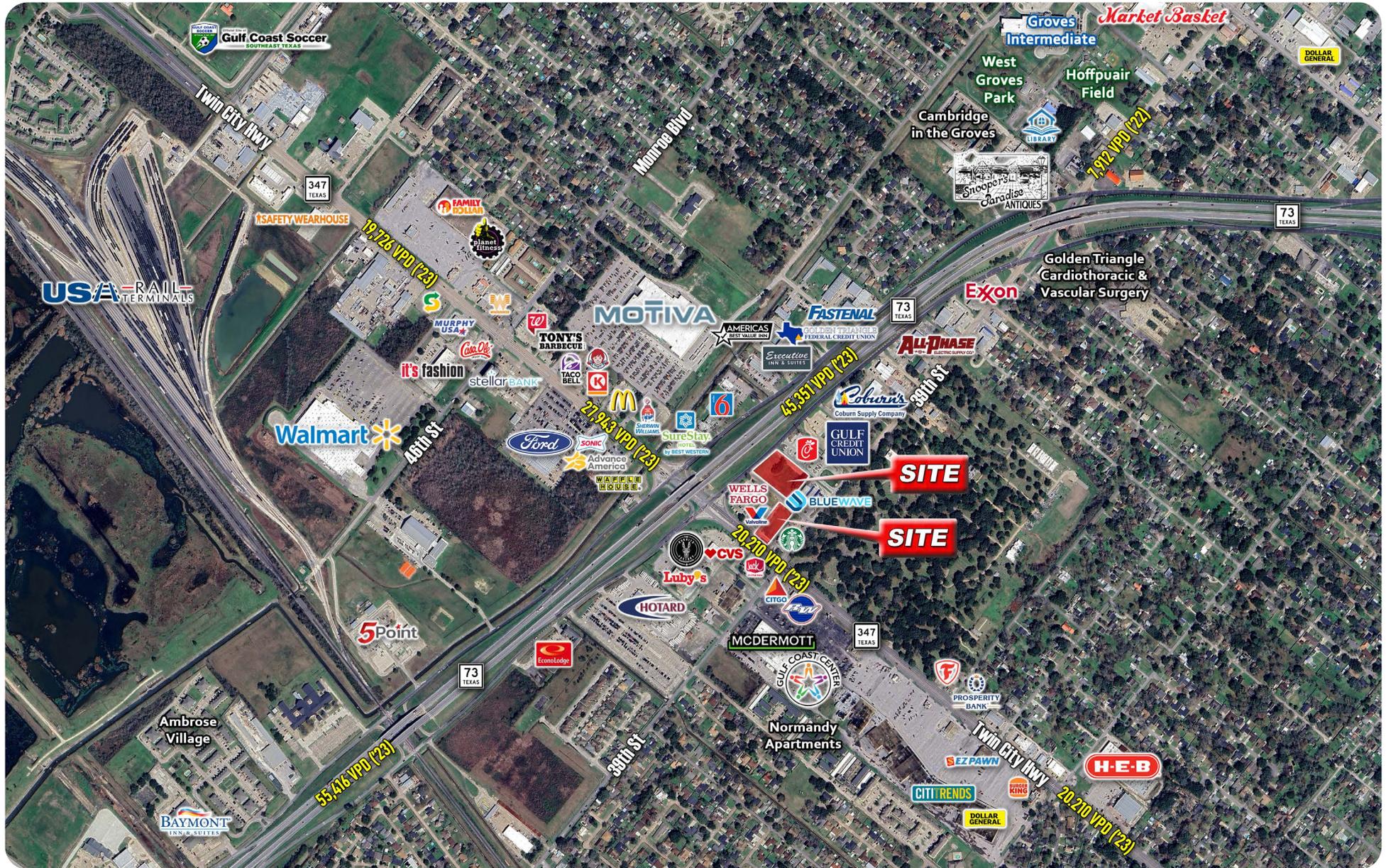
GENERAL NOTES:

- PRELIMINARY SITE PLAN. ALL LINEWORK IS APPROXIMATE AND PENDING RECEIPT OF SURVEY / CAD LINEWORK.
- FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.

FOX & GRAHAM

Major Retail Development

2 PADS REMAINING FOR SALE OR GROUND LEASE
HWY 73 & TWIN CITY HWY, GROVES, TEXAS



Port of Port Arthur

The Port of Port Arthur is a direct transfer facility for international cargo shipping. The Port completed in the year 2000 an expansion that included all the operating features demanded by the maritime industry.

Less than two hours from sea to transit, the Port of Port Arthur is North America's ultimate direct transfer facility positioned on the Gulf of Mexico to competitively handle any type of commodity.

Port of Port Arthur is strategically located midway on the barge shipping routes of the intercoastal waterway that extends from St. Marks, Florida to Brownsville, Texas. The Sabine-Neches Ship Channel is part of that system with channel depths to safely accommodate large petro-chemical tankers and cargo ships. The Port is 19 miles from the Gulf of Mexico with 24-hour channel and dock accessibility.



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Lamar University (2,546)
2. Beaumont Independent School District (2,317)
3. ExxonMobil Corporation (2,189)
4. Christus St. Elizabeth Hospital (2,136)
5. Memorial Hermann Baptist Hospital (1,653)
6. City of Beaumont (1,293)
7. Port Arthur Independent School District (1,275)
8. Jefferson County (1,155)
9. Motiva Enterprises, LLC (1,096)
10. Christus St. Mary Hospital (900)
11. Valero Refining Group (825)
12. Walmart Super Center (816)
13. Burrow Global Services (785)
14. The Medical Center of Southeast Texas (785)
15. City of Port Arthur (659)



TEXAS PORTS | ECONOMIC IMPACT

- Texas Ports impact nearly **1.8 million jobs** generating \$102 billion in personal income.
- They handle 616.2 million tons of foreign and domestic cargo and generate \$449.6 billion of total economic value for Texas, **representing 25% of Texas' GDP.**
- \$5 billion of state and local taxes were generated due to the economic activity related to the movement of cargo.

TEXAS PORTS | STATISTICS

- 2018 Statistical Highlights
 - Ranked #2 among the 50 U.S. States in waterborne commerce
 - 5+ Million total jobs impacted
 - \$1.3 Trillion in total economic value for U.S.
 - \$285 Billion in total personal income
 - \$79 Billion in total taxes generated for U.S.



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.

2-10-2025



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date