



PAD AVAILABLE

FM 365 & 287 | 8465 Memorial Blvd - Port Arthur, TX 77640



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Details:

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

Traffic Counts:

Hwy 287: 64,527 VPD
 FM 365: 28,411 VPD North of Hwy 287
 FM 365: 18,695 VPD South of Hwy 287

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

Area Retailers:



AERIAL VIEW

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