

## OFFERING MEMORANDUM

# OFFICE BUILDING - FOR SALE

2349 Memorial Blvd, Port Arthur, TX 77642

**FOR SALE: \$499,000**



**7,986 SF | 0.739 AC | BUILT IN 1979**

## CONTACTS

State Broker

**BRIAN BROCKMAN**

License #: 701472

Bang Realty-Texas Inc

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**DAN LYNCH**

BellCornerstone

315.498.1600

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## OFFERING MEMORANDUM

# 2349 MEMORIAL BLVD

Port Arthur, TX 77642

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 2349 MEMORIAL BLVD

Port Arthur, TX 77642

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2349 Memorial Blvd, is an office property, totaling 7,986 square feet and situated on a 0.74-acre lot. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



# MARKET OVERVIEW



## Port Arthur, Texas



Port Arthur is located in Jefferson County, Texas, bordered by the Sabine-Neches Waterway and the Gulf of Mexico. Its strategic position has historically made it a vital hub for maritime trade and industry. Port Arthur's economy has long been dominated by the petrochemical industry. With its proximity to the oil fields of Southeast Texas and access to waterborne transportation, the city hosts numerous refineries, chemical plants, and related industries. This industrial presence has shaped the city's landscape and economy significantly. Port Arthur has a rich history, dating back to its early days as a lumber town and later as a crucial port city. The city boasts a diverse population, reflecting its history as a melting pot of cultures. African American, Hispanic, Cajun, and other cultural influences contribute to the vibrant tapestry of Port Arthur's community life. While known for its industrial complexes, Port Arthur also offers access to the natural beauty of the Gulf Coast. Visitors and residents alike can enjoy recreational activities such as fishing, boating, birdwatching, and relaxing on nearby beaches. The Sabine Lake and the Sabine National Wildlife Refuge are popular spots for outdoor enthusiasts.



# DEMOGRAPHIC SUMMARY

PORT ARTHUR, TX

## POPULATION

Port Arthur

**55,158**

State: Texas 30,976,754

## MEDIAN AGE

Port Arthur

**33.7 years**

State: Texas 34.8 Years

## MEDIAN HOUSEHOLD INCOME

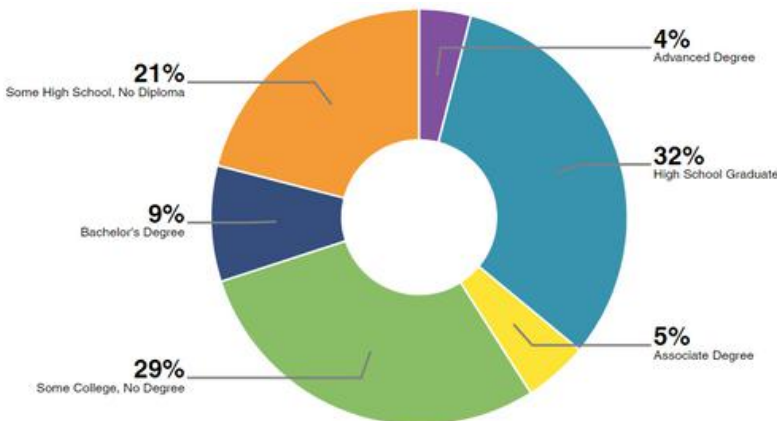
Port Arthur

**\$63,100**

State: Texas \$74,755

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



## 2023 STATISTICS

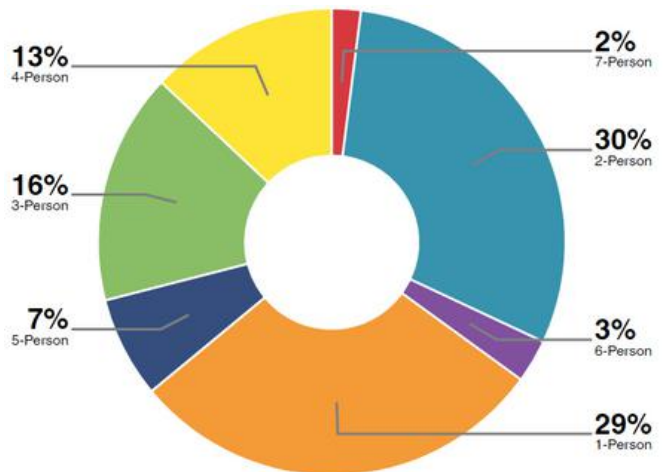
	2 Mile	5 Mile	10 Mile
Population 2023	28,525	74,486	120,442
Total Households	10,052	28,383	44,309
Avg Household Size	2.8	2.6	2.6
Avg Household Income	\$59,287	\$67,699	\$78,661

## ECONOMIC INDICATORS

**5.9%** Port Arthur Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



Port Arthur

**20,396**

State: Texas 9.985 Million



**3.44**

Average Household Size

# LOCATION OVERVIEW



## HIGHWAY ACCESS

**Interstate 10 (I-10):** I-10 is a major east-west interstate highway that runs through Port Arthur. It connects the city to other major cities in Texas, such as Houston to the west and Beaumont to the east.

**State Highway 87 (SH 87):** SH 87 is a north-south state highway that runs through Port Arthur. It provides access to coastal communities along the Gulf of Mexico and intersects with I-10 within the city limits.

**State Highway 82 (SH 82):** SH 82 is another important highway that passes through Port Arthur. It runs parallel to the Sabine-Neches Waterway and provides access to industrial areas and the Port of Port Arthur.

**State Highway 73 (SH 73):** Although not directly passing through Port Arthur, SH 73 is nearby and provides access to the city from the north and west. It intersects with I-10 and connects Port Arthur to cities like Winnie and Beaumont.



## AIRPORT PROXIMITY

**Southeast Texas Regional Airport (BPT):** Located approximately 8 miles southwest of downtown Port Arthur offers both commercial and general aviation services.

**George Bush Intercontinental Airport (IAH):** Situated in Houston, approximately 90 miles northwest of Port Arthur, IAH is a major international airport offering a wide range of domestic and international flights.

**William P. Hobby Airport (HOU):** Also located in Houston, about 85 miles northwest of Port Arthur, Hobby Airport primarily serves domestic destinations but also has a few international flights.

# SITE OVERVIEW

## SITE

Property Type:	Office
Year Built:	1976
Building SF:	7,986
Construction Type:	Brick
Walls:	Exterior: Brick Interior: Sheetrock & Wood Paneling
Foundation:	Concrete Slab
Roof:	Flat with Bitumen Covering
Acres:	0.739 AC
Floors:	1
Parking:	23 Spaces in Front, 11 Spaces along Memorial Blvd Additional Parking in rear of building
Restrooms:	Six (3 Men's, 3 Women's)

## UTILITIES

Water and Sewer:	City of Port Arthur
Natural Gas:	CenterPoint Energy







# PARCEL OVERVIEW

## BUILDING SPECIFICATIONS

**Building Size: 7,986 SF**

**Acreage: 0.739 acres**

**Year Built: 1976**

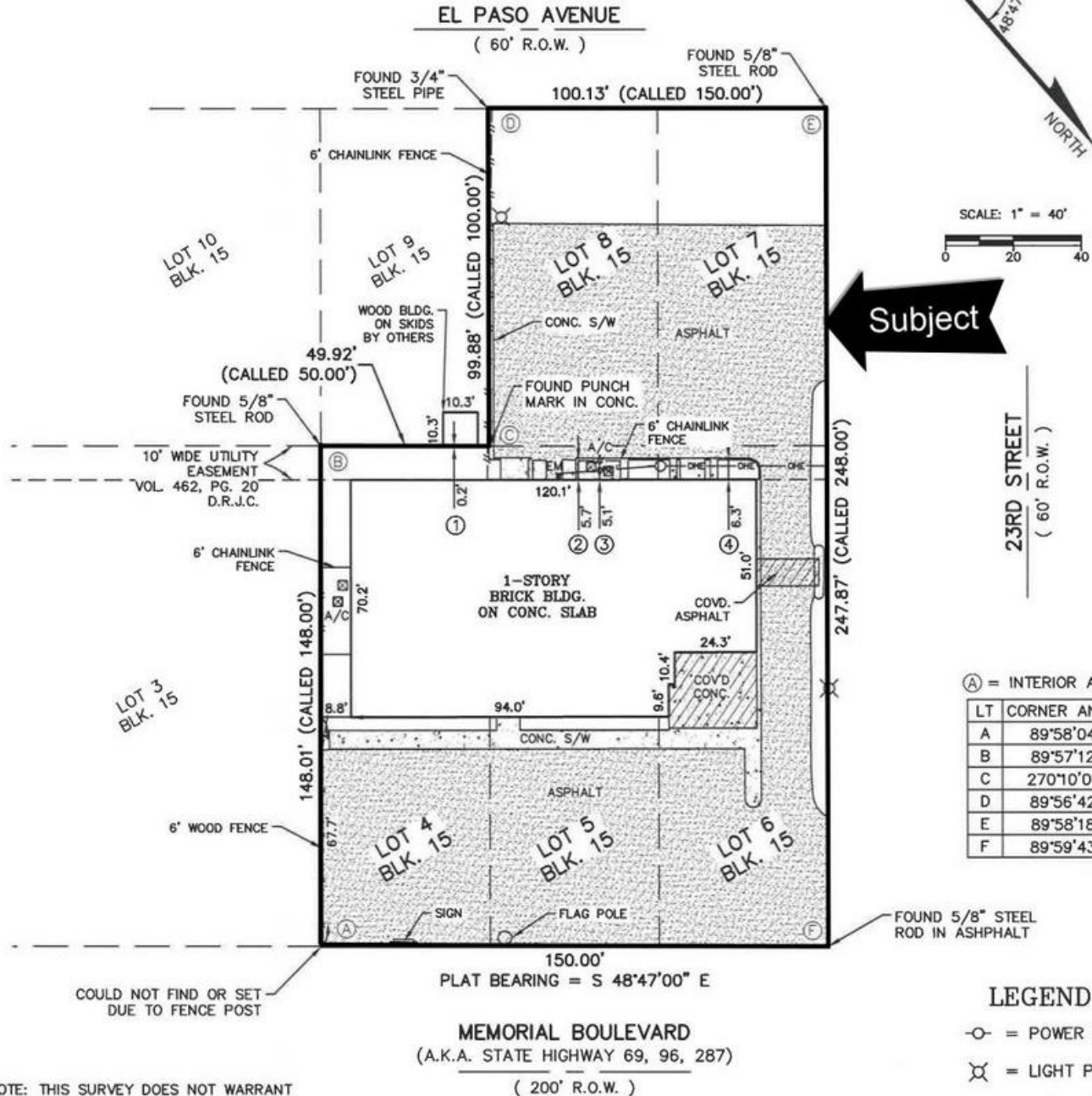
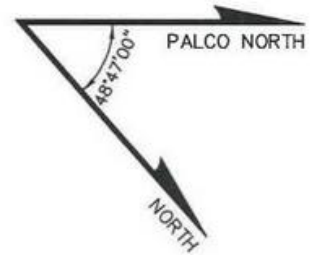
## ZONING

**“LC” – LIGHT COMMERCIAL**

**“2F – TWO-FAMILY RESIDENCE**

The subject site is located within the city limits of Port Arthur. Approximately half of the subject site (the portion containing the subject building) is zoned “LC” – Light Commercial. This district allows for most types of retail/commercial development. The remaining half of the subject site (includes some of the paved area) is zoned “2F – Two-Family Residence”. This district allows for primarily residential development. The current use of the site is legally permissible.

# SITE SURVEY



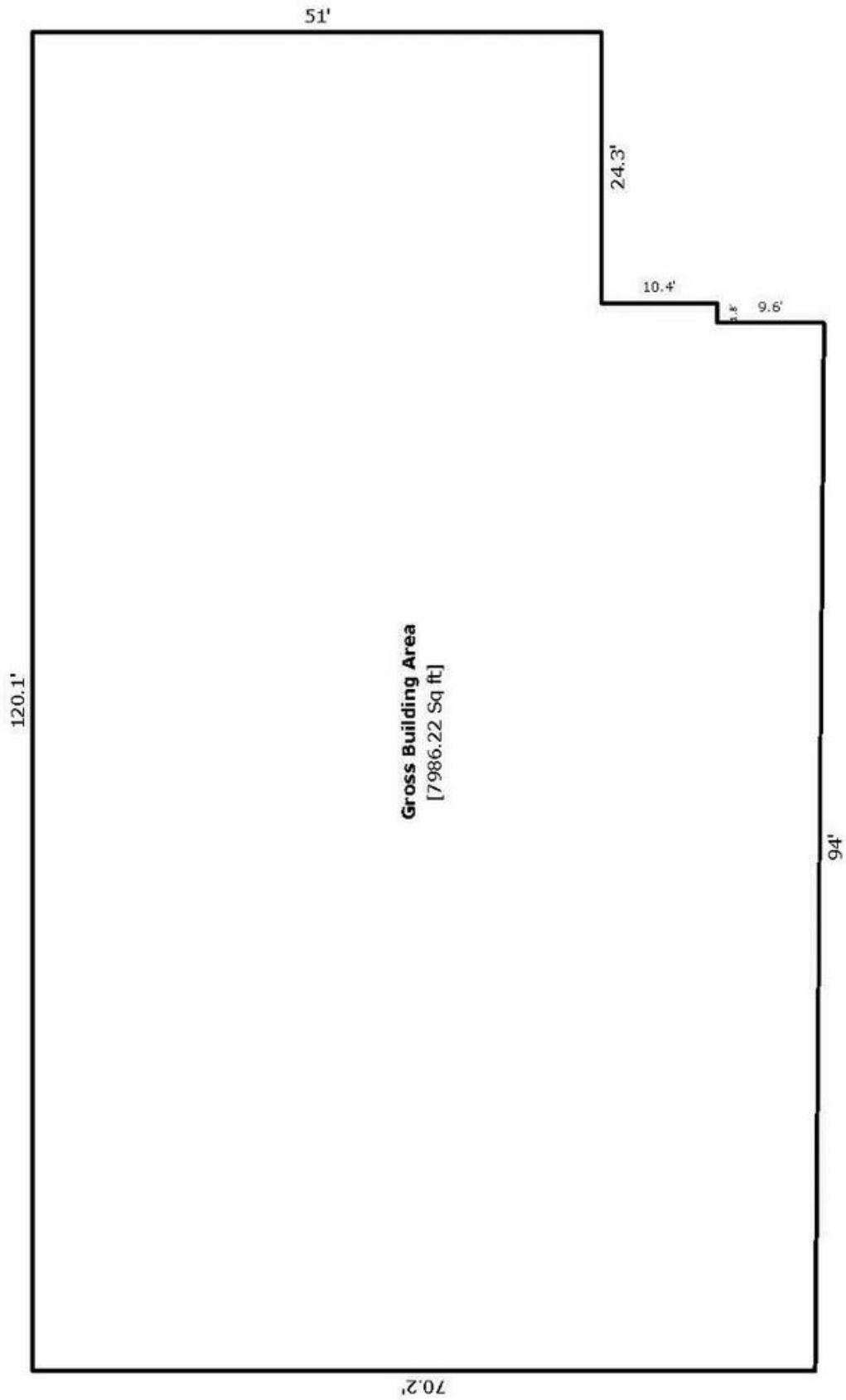
(A) = INTERIOR ANGLE

LT	CORNER ANGLE
A	89°58'04"
B	89°57'12"
C	270°10'01"
D	89°56'42"
E	89°58'18"
F	89°59'43"

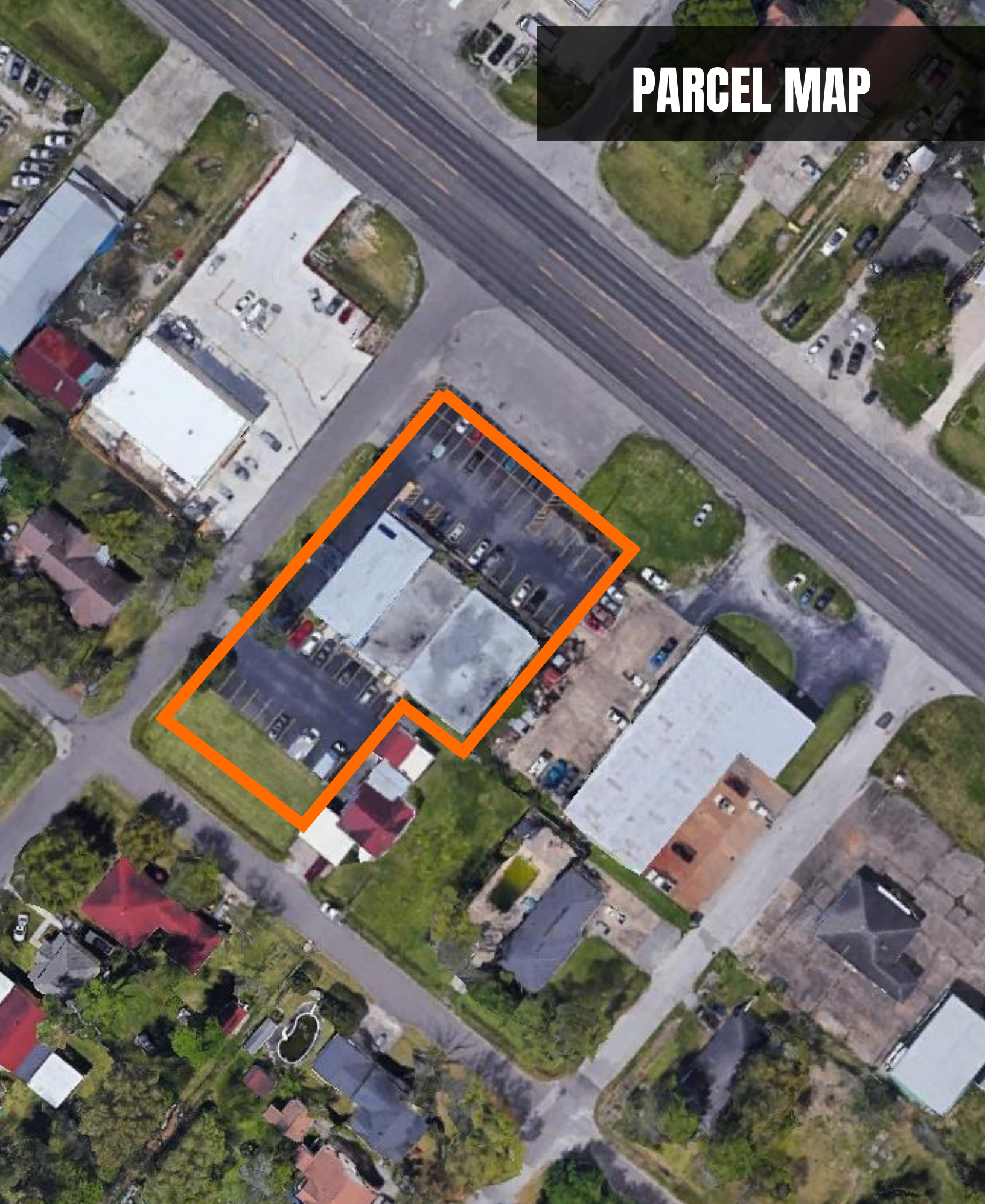
- LEGEND**
- = POWER POLE
  - ⊗ = LIGHT POLE
  - O— = OVERHEAD ELECTRIC
  - EM = ELECTRIC METER
  - A/C = AIR CONDITIONER

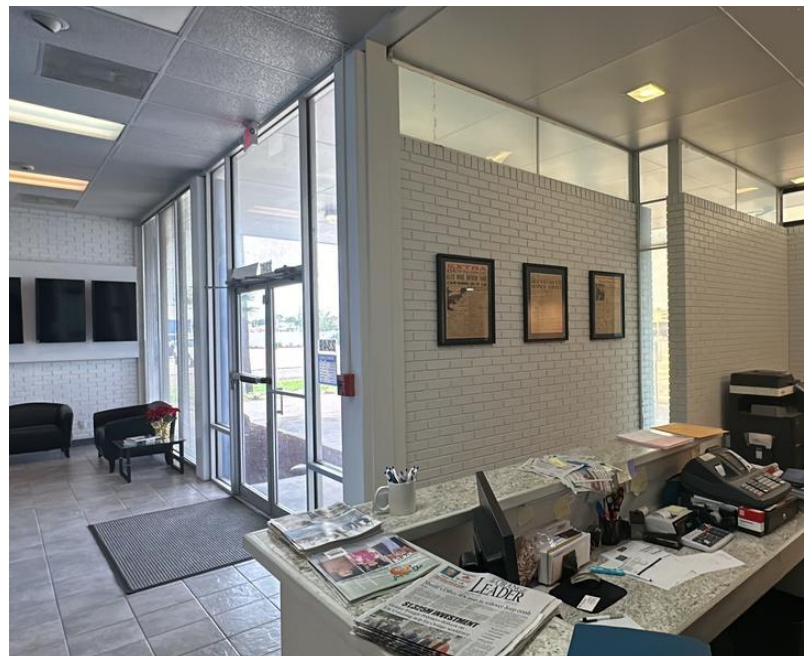
NOTE: THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.

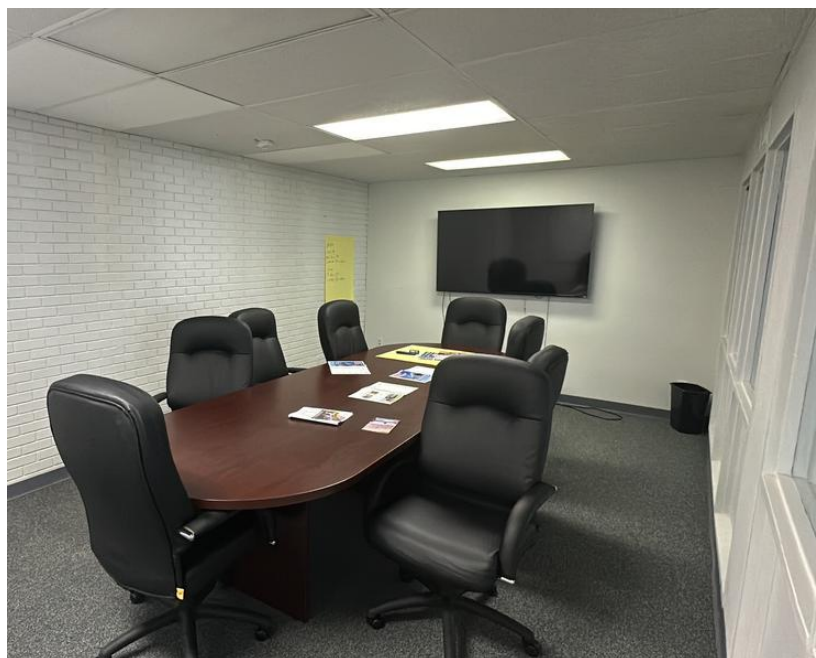
# FLOOR PLAN



# PARCEL MAP











**5X** TOP SALES  
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2022 2023

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# 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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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

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 Buyer/Tenant/Seller/Landlord Initials      Date

