



Contact Brokers
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Land For Sale | ±11 Acres

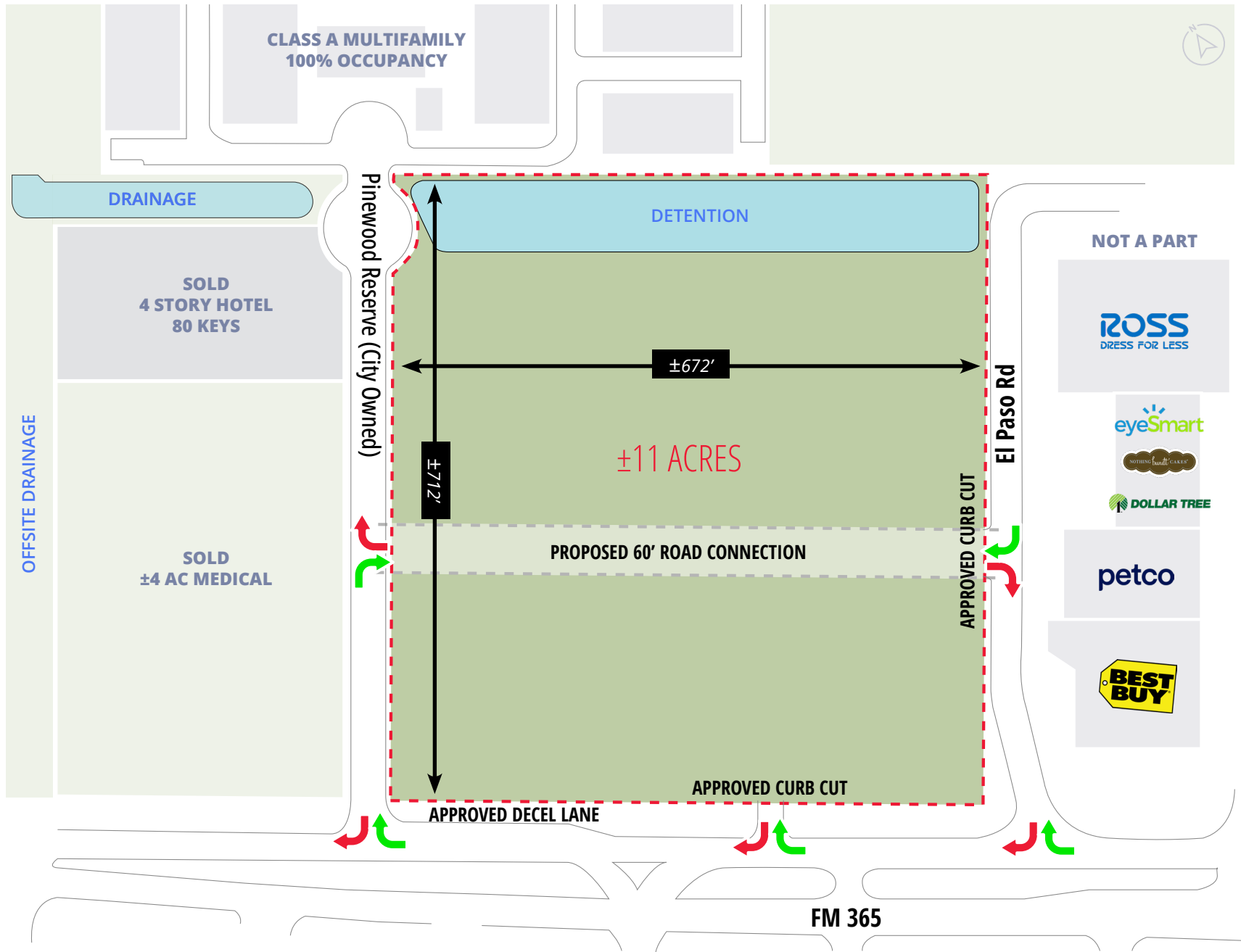
2301 FM 365, Port Arthur, TX 77640

PROPERTY HIGHLIGHTS

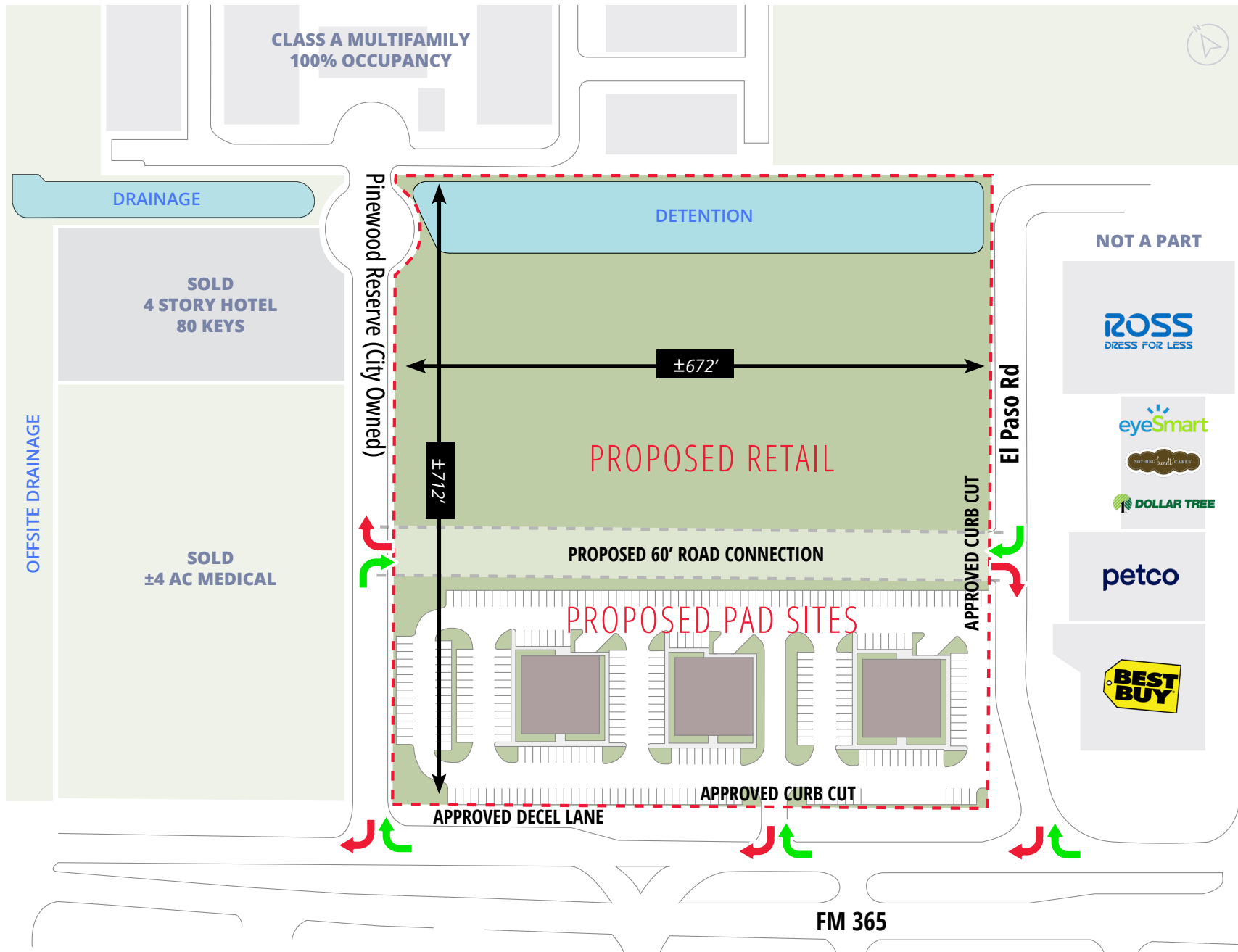
- ±11 acres total
- Utilities to site
- Approved detention and drainage
- New curb cuts and decel lane approved by TxDOT
- ±700' frontage along FM 365
- Zoned light commercial

AREA RETAILERS





Site Plan



Conceptual Retail Site Plan



2301 FM 365, PORT ARTHUR, TX 77640

Demographics

GREATER PORT ARTHUR AREA



117,107
TOTAL POPULATION



40,049
TOTAL HOUSEHOLDS



20,441
STUDENTS IN SURROUNDING
SCHOOL DISTRICTS



59.7%
HOUSING OWNER OCCUPIED



116,533
TOTAL DAYTIME
POPULATION



\$258,860
MEDIAN HOME VALUE



96

NEDERLAND AVE

WHATABURGER
McDonald's

58,756 VPD

JACK BROOKS
REGIONAL AIRPORT

petco
ROSS
BEST BUY
eyeSmart
Chick-fil-A
BUFFALO WILD WINGS
DOLLAR TREE
SOUTHERN BREAD FRUITS

SITE

FM 365

287

STAYBRIDGE
SUITES
AN IHG HOTEL
MEDICAL CENTER DR

CHIPOTLE
SUBWAY
Walmart
McDonald's
TEXAS
HOBBY LOBBY
McALISTER'S
LOWE'S
DISCOUNT
TIRE
WINGSTOWN
Academy
Office DEPOT

S 27TH ST

CVS
Walgreens

TACO BELL

Cane's

Wendy's

Starbucks
FM 365

crumbl
cookies

27,895 VPD

POPEYES

Jack in the box

H-E-B

Pizza Hut

CENTRAL MALL
2.9M VISITS ANNUALLY
HIBBETT
TJ-max
Dillard's
JCPenney
SEPHORA
Master Eye Associates

9TH AVE

BABE ZAHARIAS
GOLF COURSE

MEDICAL CENTER OF
SOUTHEAST TEXAS

96

8

Hampton

SALT GRASS

WAFFLE HOUSE

WALKERS

HARBOR FREIGHT TOOLS

LA QUINTA





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2301 FM 365, Port Arthur, TX 77640

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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.

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.

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Date