

OFFICE BUILDING

3501 Turtle Creek Drive, Port Arthur, TX 77642

FOR LEASE



**CARLOS
IGLESIAS**

Broker
carlos@riverflowcommercial.com





THE OFFERING

Position your business in this well-established professional office complex offering multiple leasing opportunities totaling $\pm 25,420$ square feet. Located at 3501 Turtle Creek Dr, the property provides flexible suite configurations designed to accommodate a wide range of tenants—from individual professionals to full-floor users.

The entire second floor is currently available, presenting a rare opportunity for a single tenant to lease a full-floor footprint, or for multiple users to secure individual office suites tailored to their specific needs. This flexibility makes the property ideal for growing businesses, professional services, medical-related users, and administrative operations.

Tenants benefit from a professional office setting with ample parking, convenient access, and scalable leasing options that allow businesses to expand within the same building as their needs evolve.

PROPERTY HIGHLIGHTS

- Ability to Lease Entire 2nd Floor or Individual Offices
- Flexible Suite Configurations
- Ideal for Professional, Medical, or Administrative Users
- Ample On-Site Parking
- Gross lease at \$12 a year for 3 to 5 year terms

ASSET PROFILE

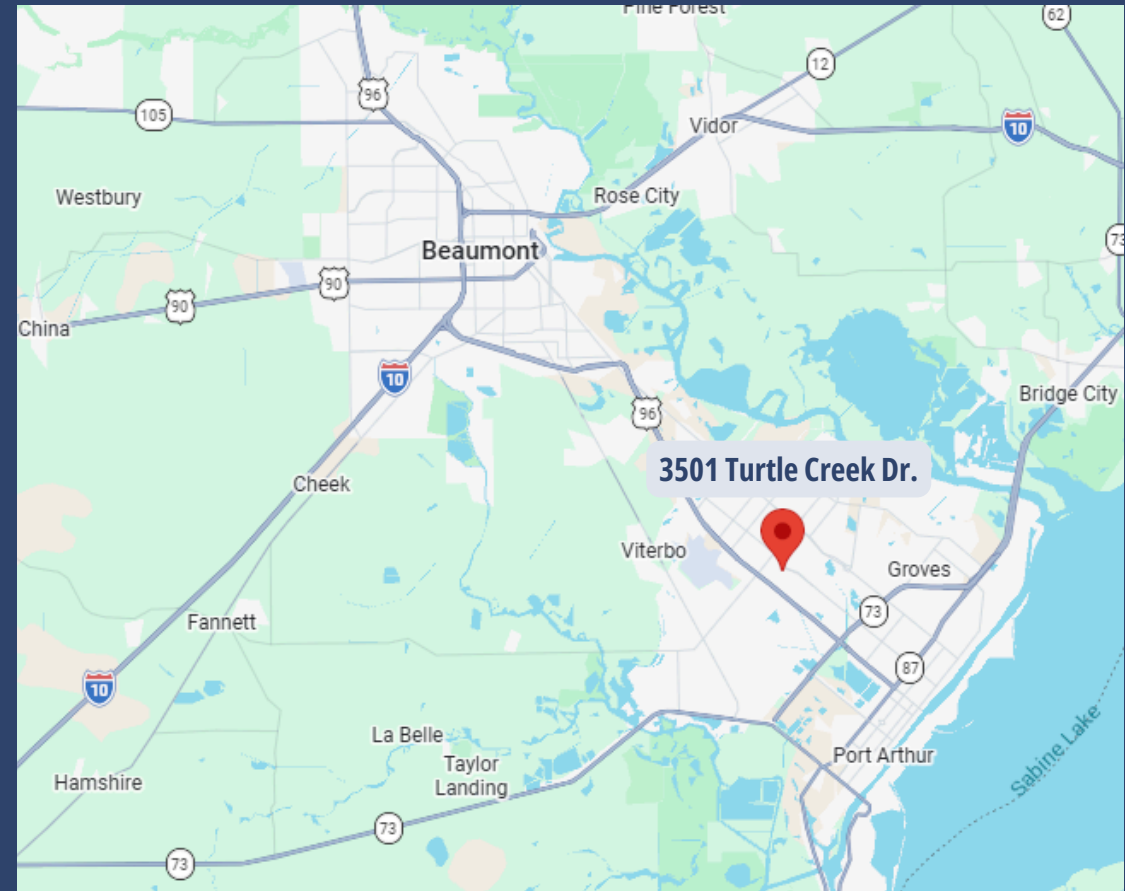
Lease Rate	\$12/SF/YR
Property Type	Office
Total Lot Size	± 2.1 AC
Total Building Area	34,000 SF
Year Built/Renovated	1980



DEMOGRAPHIC SUMMARY



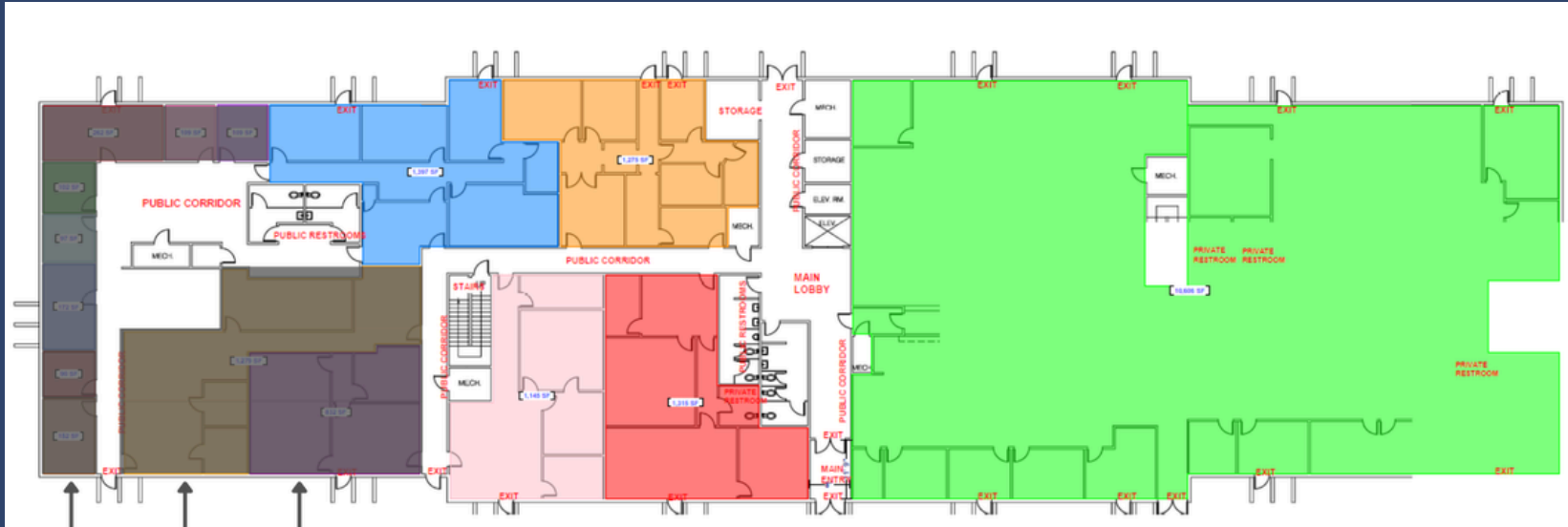
Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	9,726	87,633	137,685
2024 Estimate	9,919	88,589	138,185
2020 Census	10,701	92,204	139,510
2024 Population by Hispanic Origin			
White	1,982 34.88%	25,209 50.72%	39,318 43.55%
Black	3,270 32.97%	14,446 16.31%	33,202 24.03%
Am. Indian & Alaskan	40 0.40%	760 0.86%	1,151 0.83%
Asian	1,072 10.81%	4,230 4.77%	5,576 4.04%
Other	2,078 20.95%	24,223 27.34%	38,080 27.56%
2024 Avg Household Income			
	\$69,529	\$84,653	\$79,526



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Turtle Creek Dr	9th Ave	0.03 NE	2025	4,008	MPSI	.06
2	9th Ave	Turtle Creek Dr	0.05 NW	2025	13,794	MPSI	.13
3	9th Ave	Regional Dr	0.03 NW	2024	14,254	MPSI	.19
4	9th Ave	Regional Dr	0.03 NW	2025	14,344	MPSI	.19
5	Regional Dr	9th Ave	0.04 NE	2024	3,962	MPSI	.20
6	Regional Dr	9th Ave	0.04 NE	2025	3,981	MPSI	.21
7	Central Mall Dr	Oakmont Dr	0.05 NE	2024	3,616	MPSI	.23
8	Central Mall Dr	Oakmont Dr	0.05 NE	2025	3,633	MPSI	.23
9	Turtle Creek Dr	Anchor Dr	0.04 SW	2025	3,194	MPSI	.40

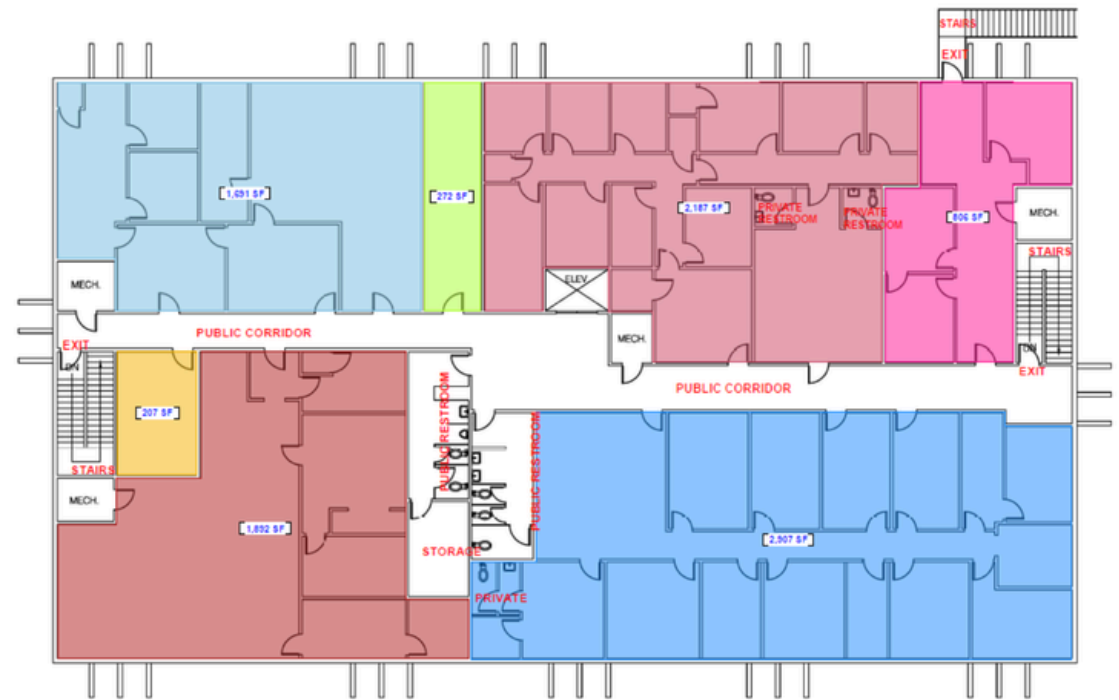
Floor Plan & Vacancies



Greyed out spaces are leased out.

← 1st Floor

2nd Floor →



Three spaces are currently occupied on the left side of the building on the first floor. The entire second floor is vacant. Contact us for more information.

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**MAIN
OFFICE**

info@riverflowcommercial.com

832.516.9515

