

FOR LEASE

7675 Memorial Blvd, Port Arthur, TX 77640



Port Plaza

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AVAILABLE:

- 43,000 sf former Conn's for lease
- 2,960 SF former dental for lease
- 1-acre pad for GL/BTS

PROPERTY HIGHLIGHTS:

- Prime location in Port Arthur's dominant retail trade corridor
- Surrounded by major national retailers including Harbor Freight, Boot Barn, Cheddar's, Saltgrass Steakhouse, Marriott, & Hilton
- Located across from Central Mall and near The Medical Center of Southeast Texas

LISTING TEAM

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Chase Cooper

Associate

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LISTING OVERVIEW:

- Immediate access to Hwy 287 / U.S. 69 (59.8K VPD) and FM 365 (33K VPD)
- Strong co-tenancy with Walk-On's, Boot Barn, Harbor Freight, and Toasted Yolk Café
- Benefits from sustained industrial and refinery-driven job growth across the Port Arthur–Beaumont MSA, one of the largest energy and petrochemical employment bases in Texas

PHOTOS

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Retail Map



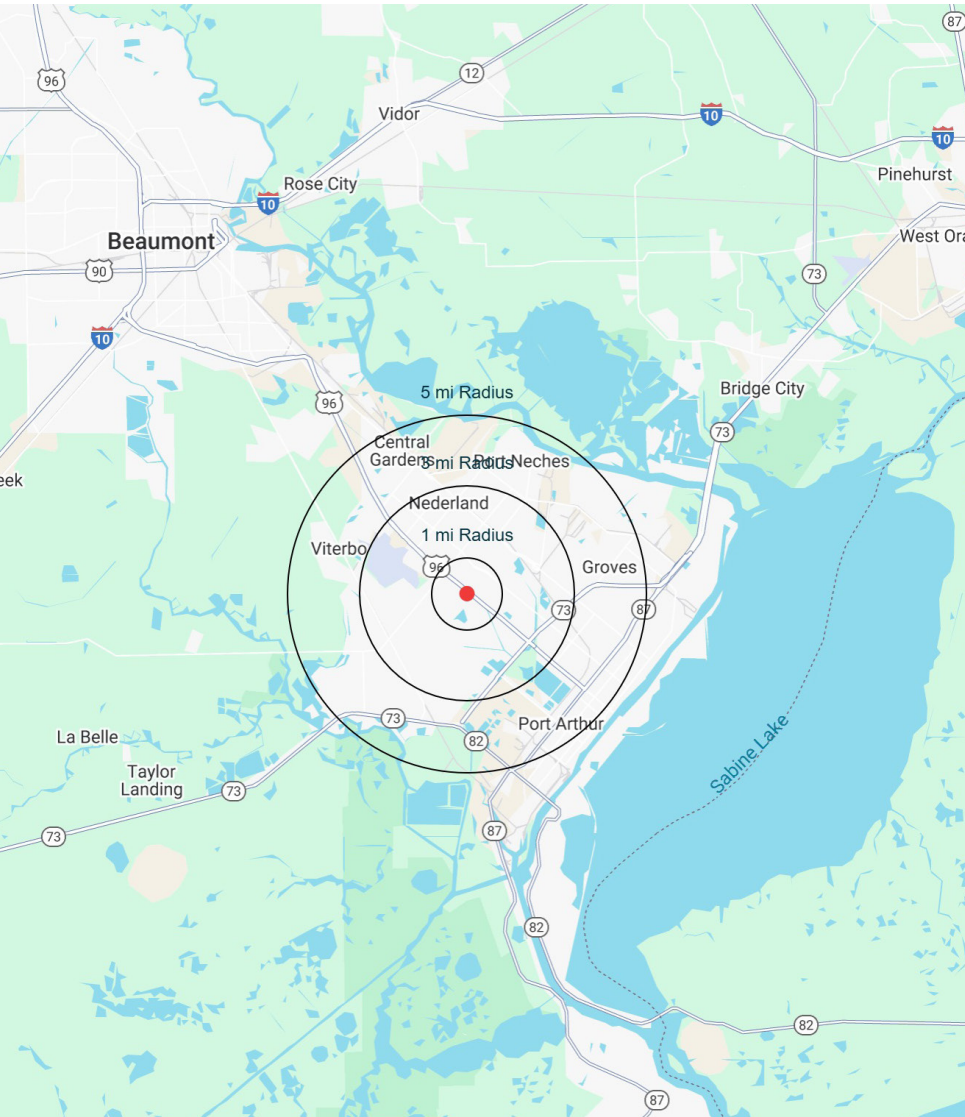
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Site Plan



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Demographics



	1 MILE	3 MILES	5 MILES
Population			
2020 Population	4,420	39,466	98,680
2024 Population	4,087	36,443	94,070
2029 Population Projection	3,942	35,156	91,370
Annual Growth 2020-2024	-1.9%	-1.9%	-1.2%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.6%
Households			
2020 Households	2,110	16,019	38,107
2024 Households	1,913	14,709	36,210
2029 Household Projection	1,836	14,165	35,133
Annual Growth 2020-2024	1.1%	-0.6%	-0.1%
Annual Growth 2024-2029	-0.8%	-0.7%	-0.6%
Household Income			
Avg Household Income	\$66,669	\$87,159	\$82,451
Median Household Income	\$42,734	\$65,085	\$60,608
Daytime Employment			
Total Employees	6,774	19,295	35,831
Total Businesses	594	2,092	3,684



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:
 - 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
John Ytterberg	806231	john.ytterberg@partnersrealestate.com	713-275-9633
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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