# 5.906-Acre Tract For Sale at Central Mall

## Central Mall Drive, Port Arthur, TX 77642


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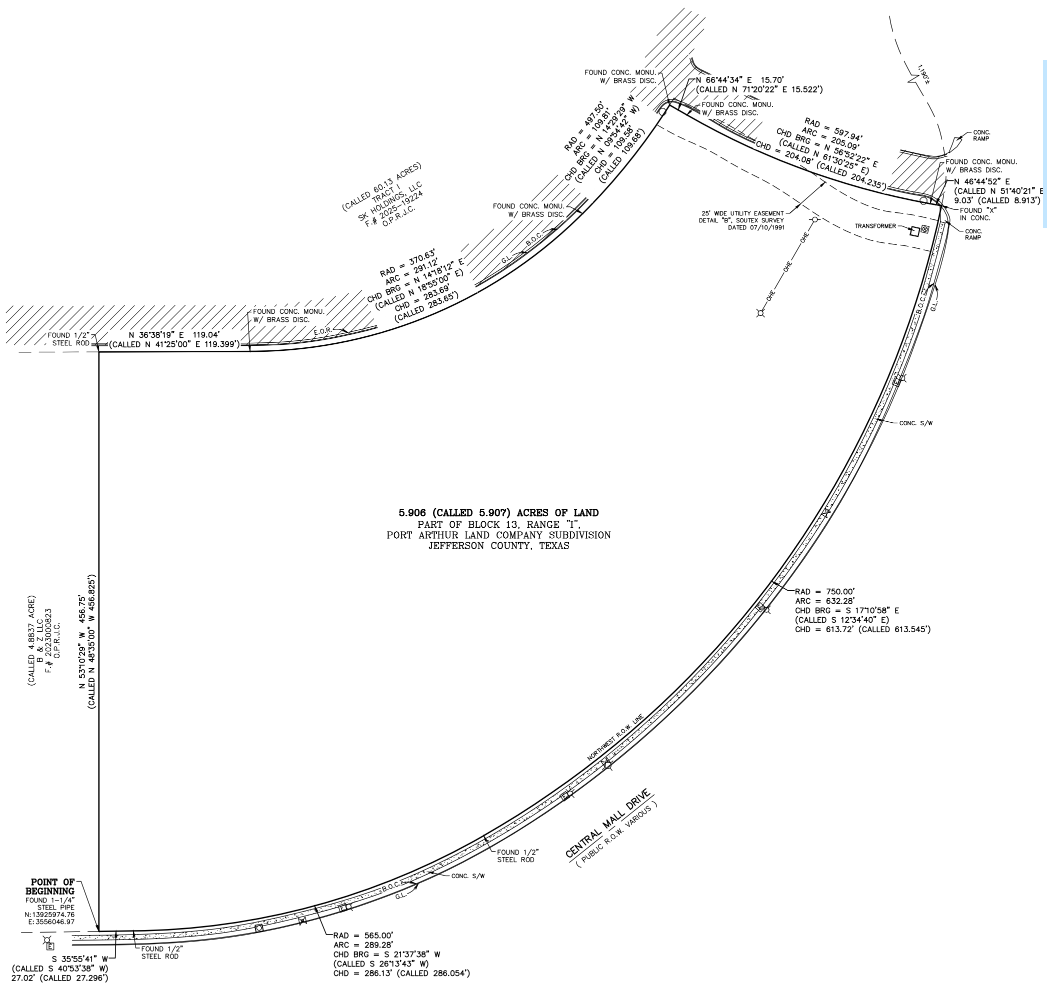
LOWE'S
Academy SPORTS+OUTDOORS
Walmart
HOBBY LOBBY
BEST BUY
ROSS DRESS FOR LESS
petco
287
58,756 VPD
FM 365
Holiday Inn Express
Central Mall Dr
CENTRAL MALL
2.8M VISITS ANNUALLY
HIBBETT SPORTS
TJ·maxx
JCPenney
Dillard's
CRUNCH
target
5.906 Acres
FIRST FINANCIAL BANK




# 5.906-Acre Tract For Sale at Central Mall

## Central Mall Drive
## Port Arthur, TX 77642

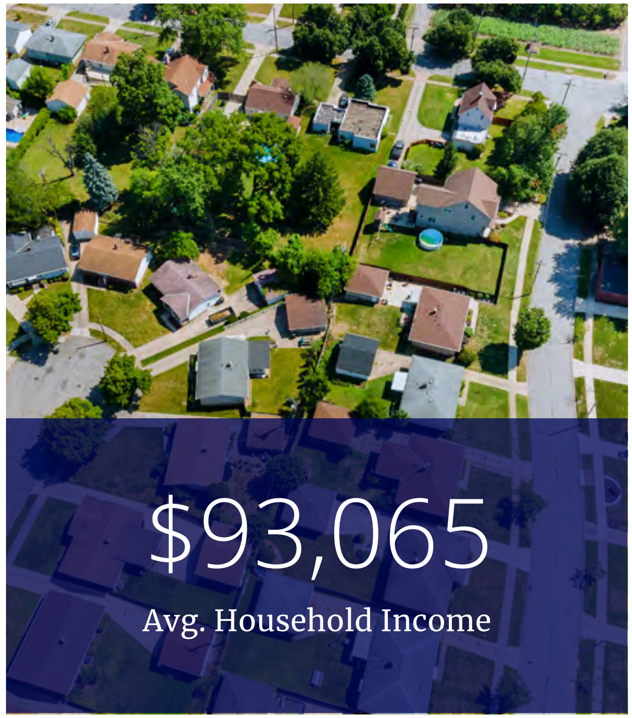
## Property Highlights:

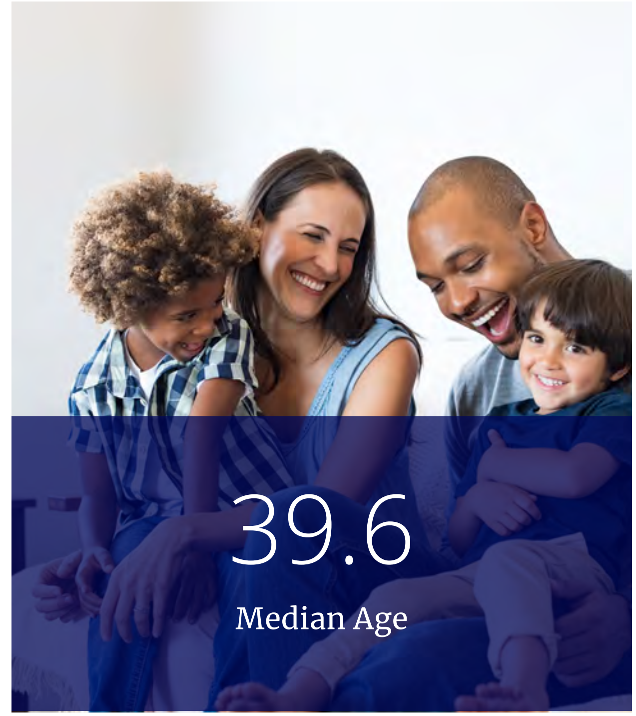
- ±5.906-acre commercial tract
- Direct ingress/egress from U.S. 287/U.S. 96 and FM 365, creating easy access for customers
- Central Mall attracts 2.8 million annual visits
- Mall location provides built-in visibility and customer flow for QSR, retail, and service operators
- Positioned along major traffic corridors capturing daily workforce, consumer, and tourist activity

## Central Mall Anchors:

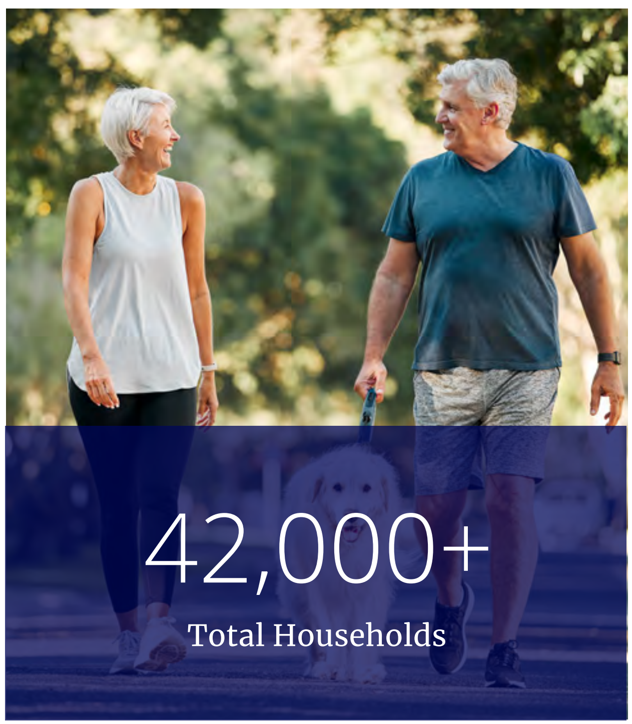
DICKEY'S BARBECUE PIT
STARBUCKS COFFEE
Raising Cane's CHICKEN FINGERS
RACEWAY
LAYNE'S Chicken Fingers
Wendy's
FM 365
CENTRAL MALL
2.8M VISITS ANNUALLY
HIBBETT SPORTS
JCPenney
Dillard's
TJ·maxx
CRUNCH
target
Holiday Inn Express
Carmela's Mexican Restaurant
MOD PIZZA
GNC LIVE WELL
James Avery JEWELRY
Central Mall Dr
287
58,756 VPD


122,375
Total Population


$93,065
Avg. Household Income


39.6
Median Age


$222,620
Avg. Home Value


42,000+
Total Households


111,545
Daytime Population

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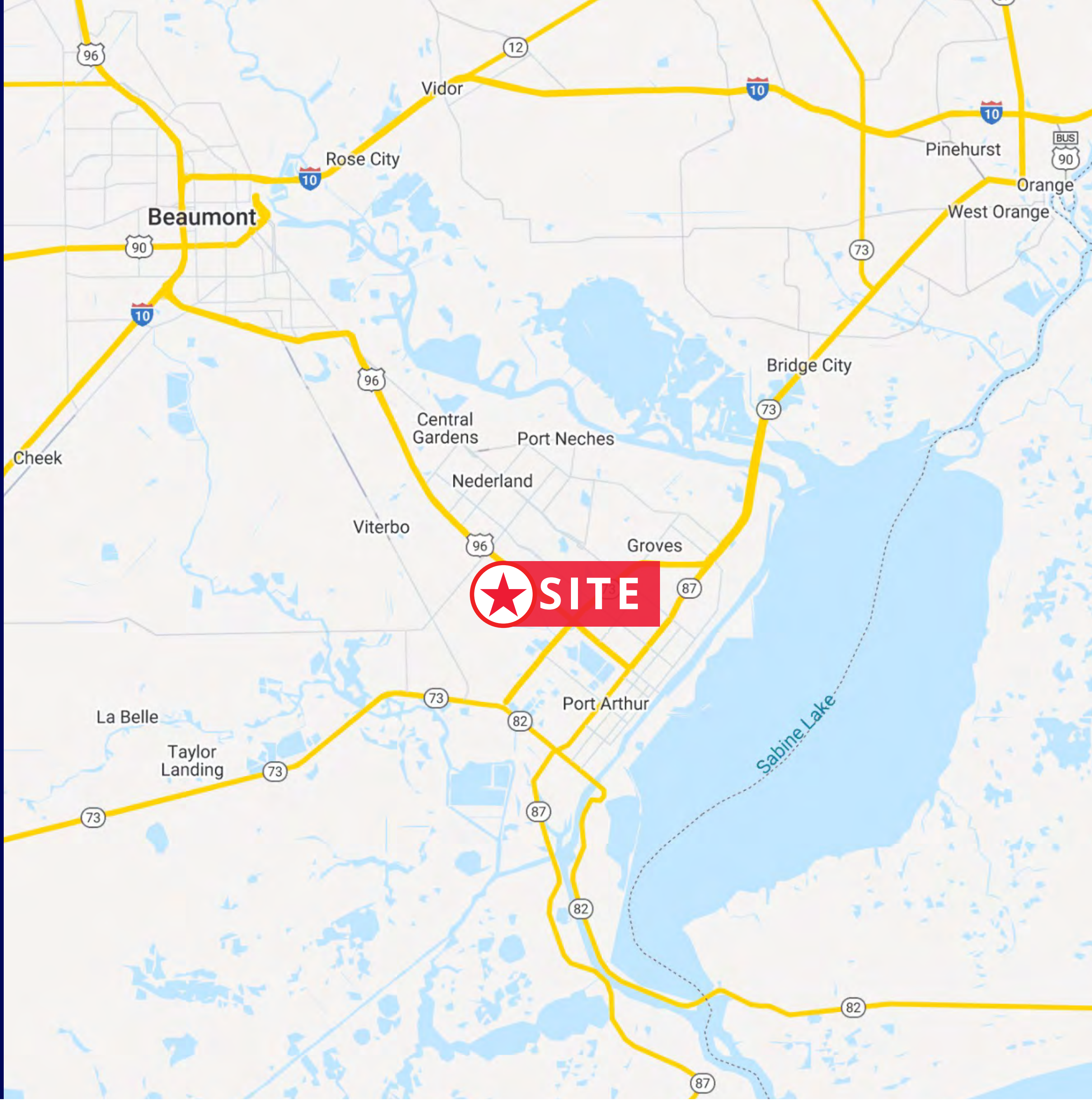


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11-03-2025

# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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| Email | Phone |

Buyer/Tenant/Seller/Landlord Initials | Date