


PRICE REDUCED!!!


- Built in 1982 - single ownership since construction
- 10,875 sf building – located on approximately 2.73 acres
- Large parking lot in rear with access from side street - 65th Street
- Excess land in rear for expansion or additional parking
- (3) Current curb cuts off W. Port Arthur Road for current use
- Zoned Light Commercial – consult Port Arthur City for your intended use
- Property is ideal for large attendance events such as church, event center, meeting/training facility with ample parking
- Equipped with full kitchen and pass through to large event room area
- Kitchen equipment and furnishings may be available for purchase with sale of property
- Storage area in rear with 10' high x 16' wide overhead door
- Property was impacted by roof issues in 2005 (Hurricane Rita) but no water issues before or after that event
- Located ½ mile south of Hwy 365 - near Market Basket, Dollar General and neighboring residential areas and businesses – good visibility and easy access from Highway 365.

Sales Price: ~~\$550,000~~ \$445,000

FOR MORE DETAILS CONTACT:

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ABOUT PORT ARTHUR, TX

- 90 miles east of Houston
- Tri County area population exceeds 400,000
- Area is located just north of the Gulf of Mexico
- Has (2) large hospitals and medical campus
- Home to Lamar University boasting several branch campuses in surrounding cities
- Well known for its refineries and industrial opportunities
- Has one of the largest deep water ports
- Petrochemical industry promotes the economy and keeps population growth steady

Learn more about Port Arthur by visiting the city online:

<https://www.portarthurtx.gov/>



MOTORIZED
TRAFFIC COUNTS

Total Traffic:

11,000 +
vehicles per day



Total Population:

49,205 (5mile radius)

