



THE SHOPS AT PORT ARTHUR

New Retail Building for Lease, 1.9 Acre Pad for Ground Lease or Sale

8869 Memorial Blvd | Port Arthur, Texas 77640

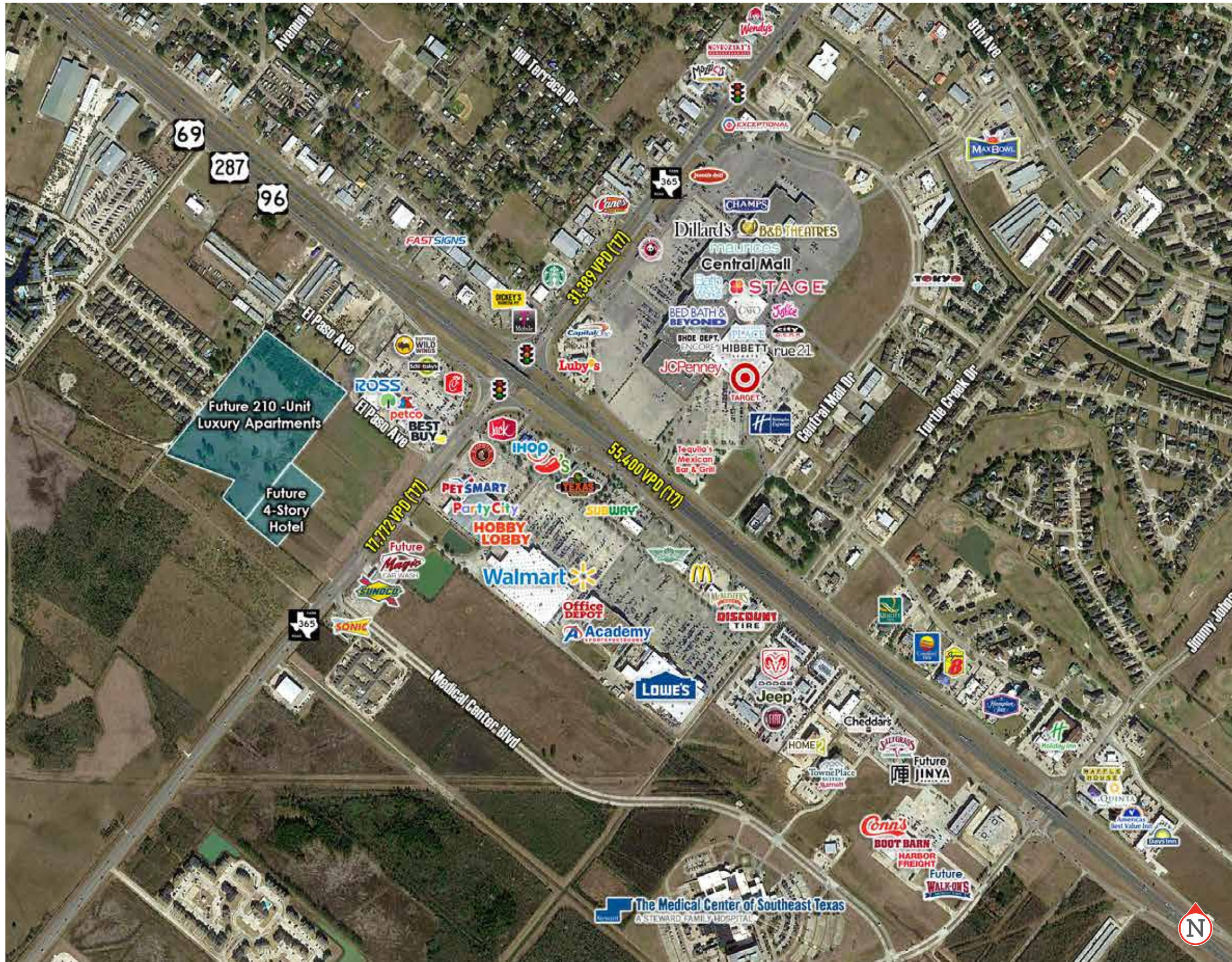


Shireen Owlia | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Port Arthur

8869 Memorial Blvd. | Port Arthur, Texas 77640



Located in the “heart” of Port Arthur’s busy retail corridor, The Shops at Port Arthur is anchored by Ross, Best Buy, Petco, and Dollar Tree. The site exhibits heavy traffic counts and excellent visibility from Hwy 96. This is a great opportunity to join booming Port Arthur, as the region undergoes an estimated \$41B in new projects and major expansions to its liquefied natural gas (LNG) refineries and oil & gas plants.

For Lease, Ground Lease, or Sale

Address: 8869 Memorial Blvd, Port Arthur, TX 77640
Location: NWC Memorial Blvd/Hwy 96/69/287 and FM 365
Land Size: 1.92 Acres
Building Size: Flexible
Anchors: Ross, Best Buy, Petco, Dollar Tree

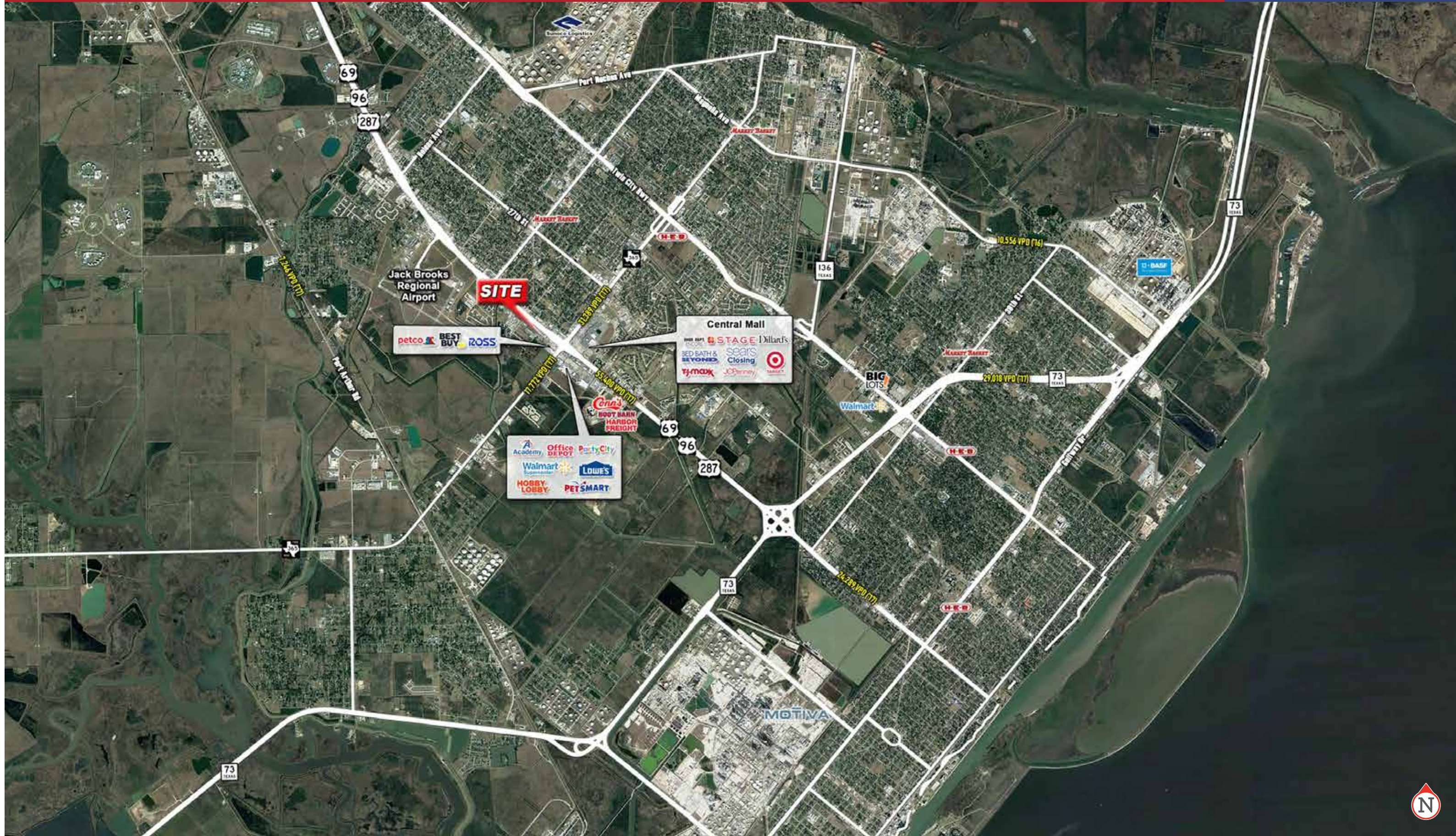
Property is not in flood zone.

Traffic: Memorial Blvd/Hwy 96/69/287 - 55,400 VPD
FM 365 - 31,389 VPD

Avg Income: \$77,359 (5 Mile)
Population: 78,905 (5 Mile)



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Plant Activity

Beaumont, TX
ExxonMobil ARKEMA
\$20.4B Refinery Expansions Combined

Orange, TX
Chevron Phillips
\$6B Proposed Ethylene Plant

Port Arthur, TX Area
\$40.5B New Projects and/or Expansions Combined

Cameron, LA
DRIFTWOOD LNG
SCT&E
DELFIN LNG
COMMONWEALTH LNG
MAGNOLIA LNG
VENTURE GLOBAL LNG
\$33B New Projects and/or Expansions Combined

Golden Pass LNG
\$10B New Project
Sempra LNG
\$10B New Projects
CHENIERE
\$3B New Projects

MOTIVA
\$14B New Refinery Expansion
VALERO
\$1B Cracker Unit Recently Completed
\$775M Expansion Petrochemical Plant

BASF
\$2.5B Ongoing Gasification & Cogeneration Expansion

Central Mall
STAGE 1 Lillard's
RED BATH & BEYONDS
JC Penney
Target
TJ-maxx
rue 21

petco
BEST BUY
ROSS

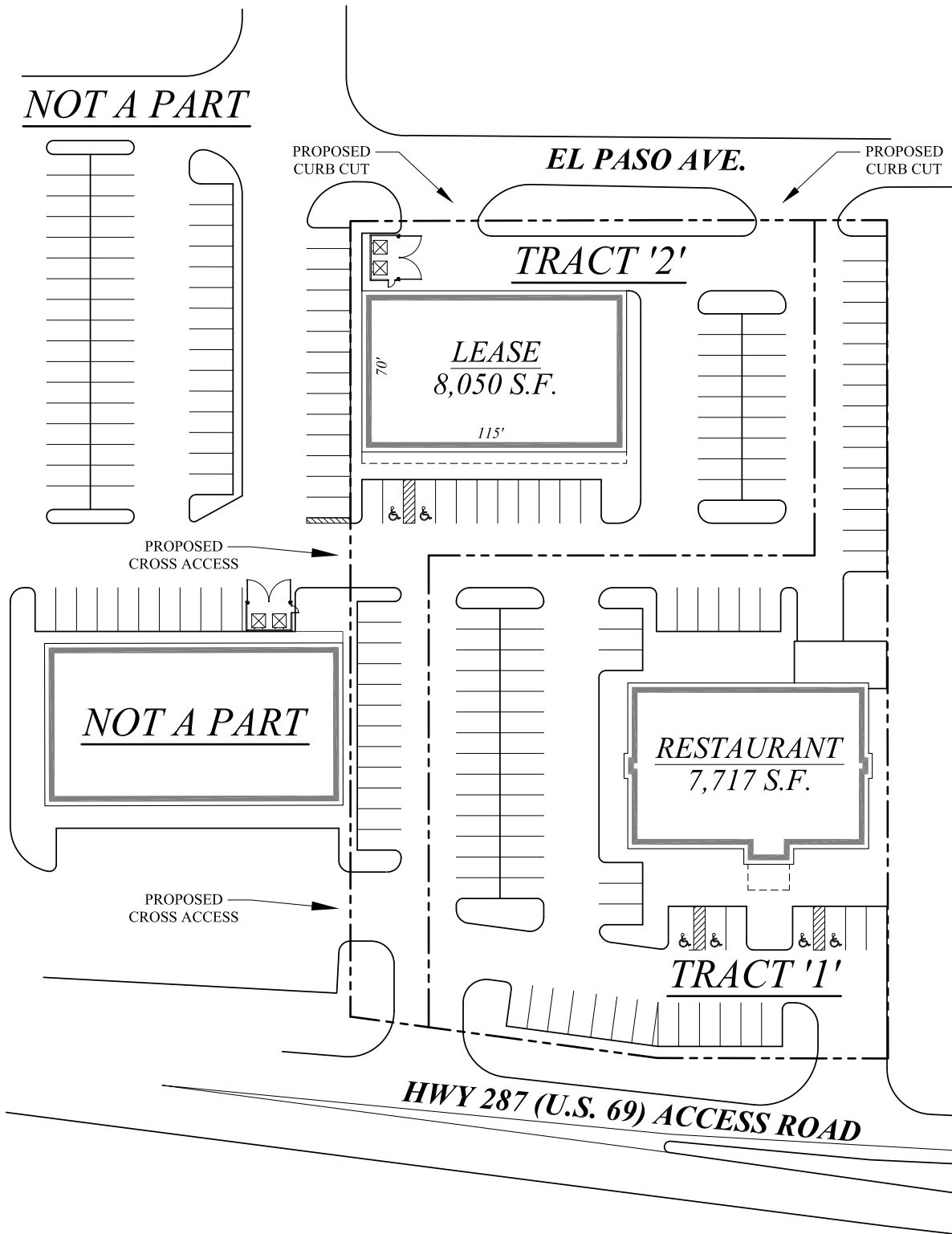
Academy
Office DEPOT
Party City
Walmart
LOWE'S
HOBBY LOBBY
Conrad's
PET SMART
BOOT BARN
HARBOR FREIGHT



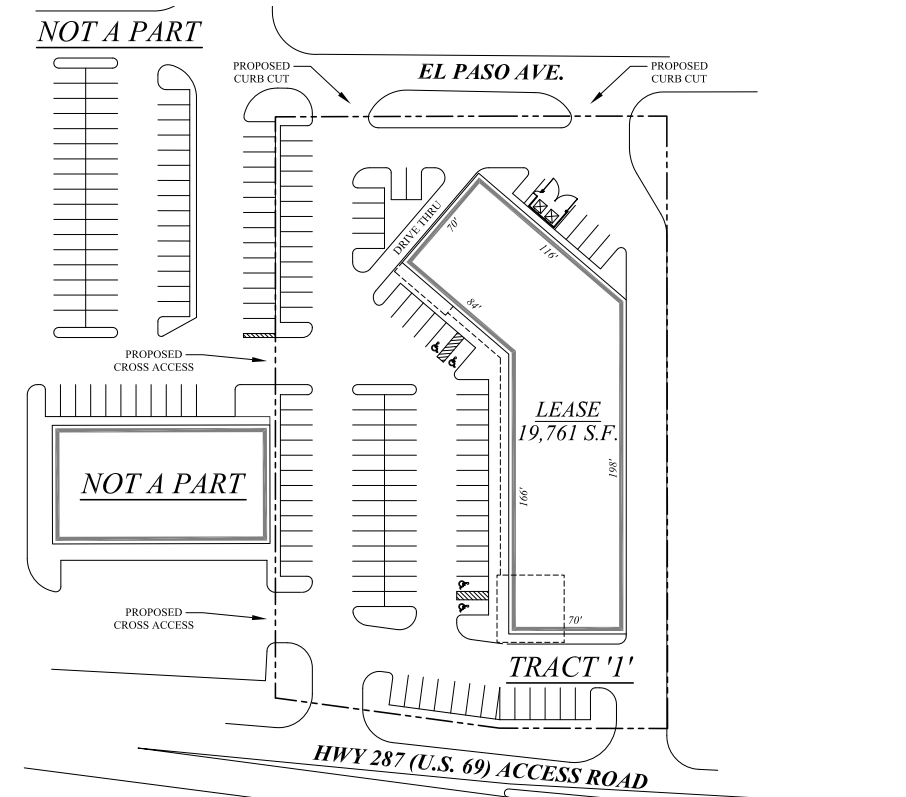
DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	47,494	1.09	7,717	76	9.85	16.25
TRACT '2'	36,242	0.83	8,050	41	5.09	22.21
TOTAL	83,736	1.92	15,767	117	7.42	18.83

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

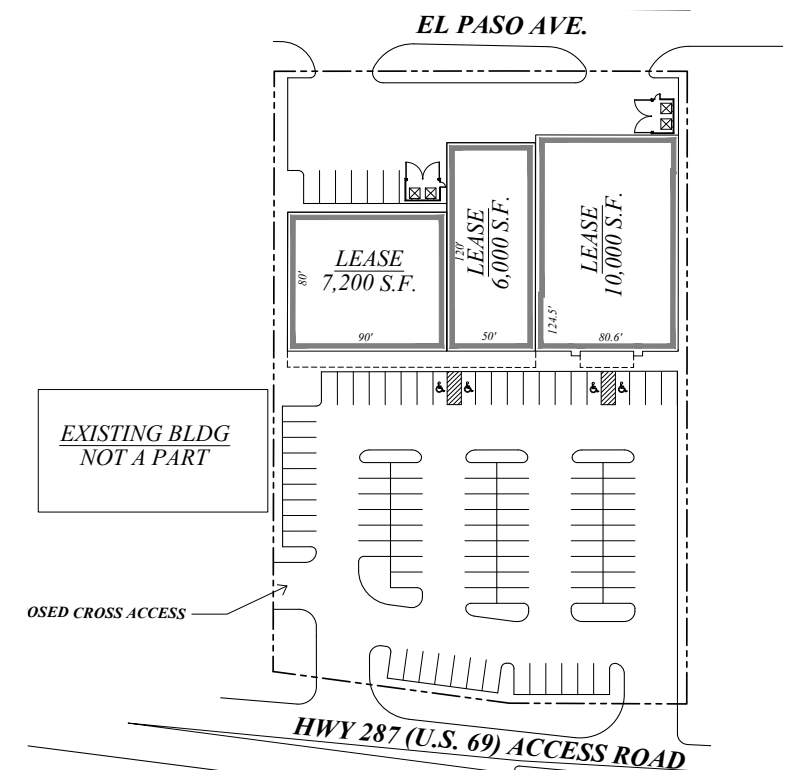
DEVELOPMENT SYNOPSIS LAST UPDATED: SP04 DATE: 04.01.19



Alternate Site Plan A



Alternate Site Plan B



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	2 Miles	3 Miles	5 Miles	8 Miles
POSTAL COUNTS				
Current Households	10,282	17,784	31,717	46,763
Current Population	24,376	42,700	79,283	119,958
2010 Census Average Persons per Household	2.37	2.40	2.50	2.57
2010 Census Population	20,762	37,729	74,957	117,776
Population Growth 2010 to 2019	20.11%	14.72%	15.53%	10.96%
CENSUS HOUSEHOLDS				
1 Person Household	33.73%	29.47%	28.04%	27.63%
2 Person Households	31.15%	33.31%	33.06%	31.35%
3+ Person Households	35.13%	37.22%	38.90%	41.02%
Owner-Occupied Housing Units	53.38%	63.60%	68.14%	66.59%
Renter-Occupied Housing Units	46.62%	36.40%	31.86%	33.41%
RACE AND ETHNICITY				
2019 Estimated White	64.40%	73.38%	67.98%	56.75%
2019 Estimated Black or African American	18.67%	12.43%	15.75%	24.09%
2019 Estimated Asian or Pacific Islander	8.22%	6.27%	5.05%	4.95%
2019 Estimated American Indian or Native Alaskan	0.47%	0.45%	0.60%	0.64%
2019 Estimated Other Races	8.26%	7.48%	10.63%	13.56%
2019 Estimated Hispanic	14.85%	14.06%	20.33%	25.22%
INCOME				
2019 Estimated Average Household Income	\$77,036	\$83,062	\$74,392	\$65,525
2019 Estimated Median Household Income	\$59,302	\$64,747	\$58,488	\$52,587
2019 Estimated Per Capita Income	\$34,592	\$36,123	\$29,992	\$25,447
EDUCATION (AGE 25+)				
2019 Estimated High School Graduate	32.62%	32.22%	34.68%	35.47%
2019 Estimated Bachelors Degree	15.88%	15.24%	12.83%	10.89%
2019 Estimated Graduate Degree	7.44%	7.90%	5.81%	4.91%
AGE				
2018 Median Age	36.0	37.3	36.9	35.9

Our quest
is your success.

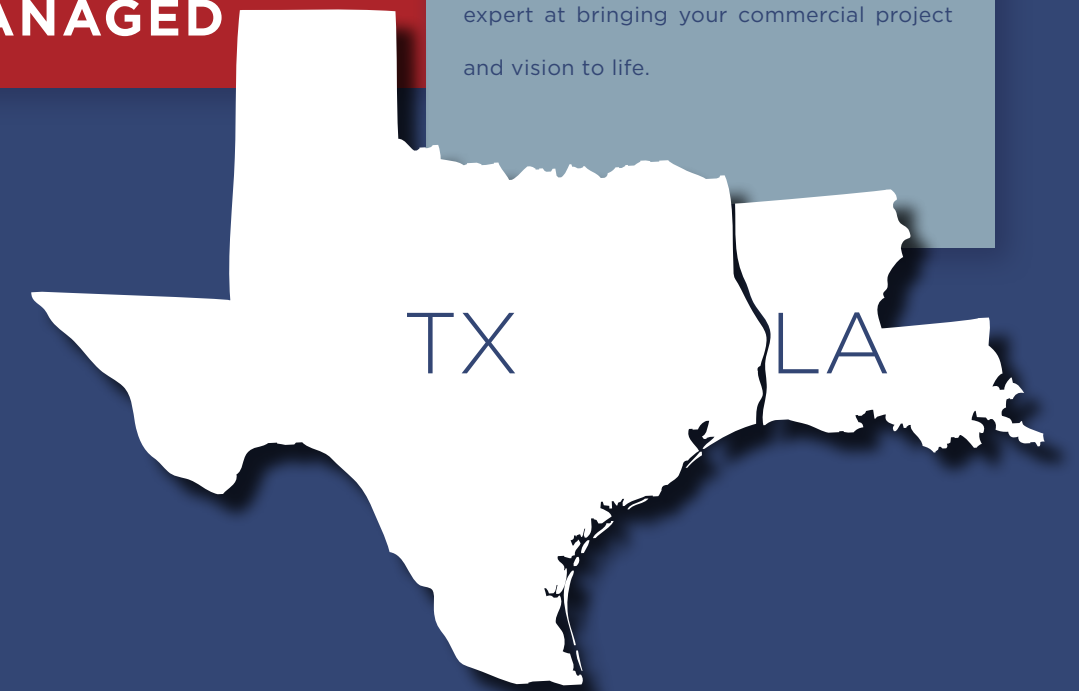
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

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.

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.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

