

Colliers



RETAIL FOR LEASE | 1,260 SF REMAINING

The Shoppes at Port Arthur

8825 Memorial Boulevard, Port Arthur, TX 77640

PROPERTY HIGHLIGHTS

- 96,000-square-foot power center anchored by Ross, Best Buy, Petco, and Dollar Tree
- Top-ranked shopping center within a 15-mile radius, attracting 1.74 million annual visits
- Situated in a major retail corridor across from a regional mall anchored by Dillard's, JCPenney, Sears, and Target
- Offers excellent visibility and easy access at intersection of FM 365 and U.S. 96/U.S. 287
- 58,756 VPD along U.S. 96/U.S. 287

RETAIL ANCHORS



The Shoppes at Port Arthur

8825 Memorial Boulevard, Port Arthur, TX 77640



NOTHING BUNDT CAKES	2,519 SF	PETCO	15,257 SF	DOLLAR TREE	9,000 SF
AVAILABLE	1,260 SF	ROSS	30,169 SF	BUFFALO WILD WINGS	6,000 SF
EYESMART	3,981 SF	DADDIO'S	3,500 SF	H&R BLOCK	1,840 SF
BEST BUY	20,476 SF	TIC TAC NAILS	1,875 SF	TOTAL	95,877 SF

Demographic Summary Report

8825 Memorial Blvd, Port Arthur, Texas, 77640

Prepared by Colliers

Latitude: 29.945331

Longitude: -93.996765

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,545	34,699	75,032
2010 Total Population	3,714	36,217	75,579
2024 Total Population	5,537	40,926	84,336
2024 Group Quarters	94	309	8,442
2029 Total Population	5,538	41,193	84,745
2023-2028 Annual Rate (CAGR)	0.00%	0.13%	0.10%
2000 to 2010 Population Change	4.8%	4.4%	0.7%
2000 to 2024 Population Change	56.2%	17.9%	12.4%
2010 to 2029 Population Change	49.1%	13.7%	12.1%
2024 to 2029 Population Change	0.0%	0.7%	0.5%
2024 Total Daytime Population	10,293	41,444	79,603
Workers	7,091	19,357	36,226
Residents	3,202	22,087	43,377
2024 Workers % of Daytime Population	68.9%	46.7%	45.5%
2024 Residents % of Daytime Population	31.1%	53.3%	54.5%
Household Summary			
2000 Households	1,478	13,981	26,857
2010 Households	1,566	14,907	27,542
2024 Households	2,252	16,630	29,617
2024 Average Household Size	2.42	2.44	2.56
2029 Households	2,238	16,609	29,558
2023-2028 Annual Rate	-0.12%	-0.03%	-0.04%
2000 to 2010 Household Change	6.0%	6.6%	2.6%
2000 to 2024 Household Change	52.4%	18.9%	10.3%
2010 to 2029 Household Change	42.9%	11.4%	7.3%
2024 to 2029 Household Change	-0.6%	-0.1%	-0.2%
2010 Families	938	9,825	18,591
2024 Families	1,299	10,420	19,307
2029 Families	1,280	10,350	19,157
2023-2028 Annual Rate	-0.29%	-0.13%	-0.16%
Housing Unit Summary			
2024 Housing Units	2,727	18,642	33,573
Owner Occupied Housing Units	43.0%	59.6%	64.4%
Renter Occupied Housing Units	57.0%	40.4%	35.6%
Vacant Housing Units	17.4%	10.8%	11.8%
Owner Occupied Median Home Value			
2024 Median Home Value	\$217,793	\$242,086	\$206,904
2029 Median Home Value	\$310,377	\$318,700	\$293,589
Income			
2024 Per Capita Income	\$37,486	\$39,992	\$33,333
2024 Median Household Income	\$66,935	\$75,943	\$70,401
2024 Average Household Income	\$90,856	\$98,342	\$93,818
Household Income Base	2,252	16,629	29,616
<\$15,000	11.7%	12.5%	11.8%
\$15,000 - \$24,999	4.7%	6.5%	7.2%
\$25,000 - \$34,999	10.0%	7.7%	7.0%
\$35,000 - \$49,999	14.3%	10.2%	11.6%
\$50,000 - \$74,999	12.5%	12.7%	14.5%
\$75,000 - \$99,999	11.2%	11.4%	11.9%
\$100,000 - \$149,999	14.2%	17.1%	16.6%
\$150,000 - \$199,999	16.5%	14.6%	12.9%
\$200,000+	4.8%	7.4%	6.5%



SITE

petco



ROSS
DRESS FOR LESS



BEST BUY



CENTRAL MALL

PARK CENTRAL
CROSSING



SEPHORA

JCPenney



Dillard's

TJ-maxx

KAY
JEWELERS



58,756 VPD

27,895 VPD

S27TH ST

9TH AVE

FM 365

347

96

287

96



Walgreens



JACK BROOKS
REGIONAL AIRPORT



For More Information

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8825 Memorial Boulevard
Port Arthur, TX 77640



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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date