



± 11 AC Land for Sale

Asking Sales Price: Contact Broker

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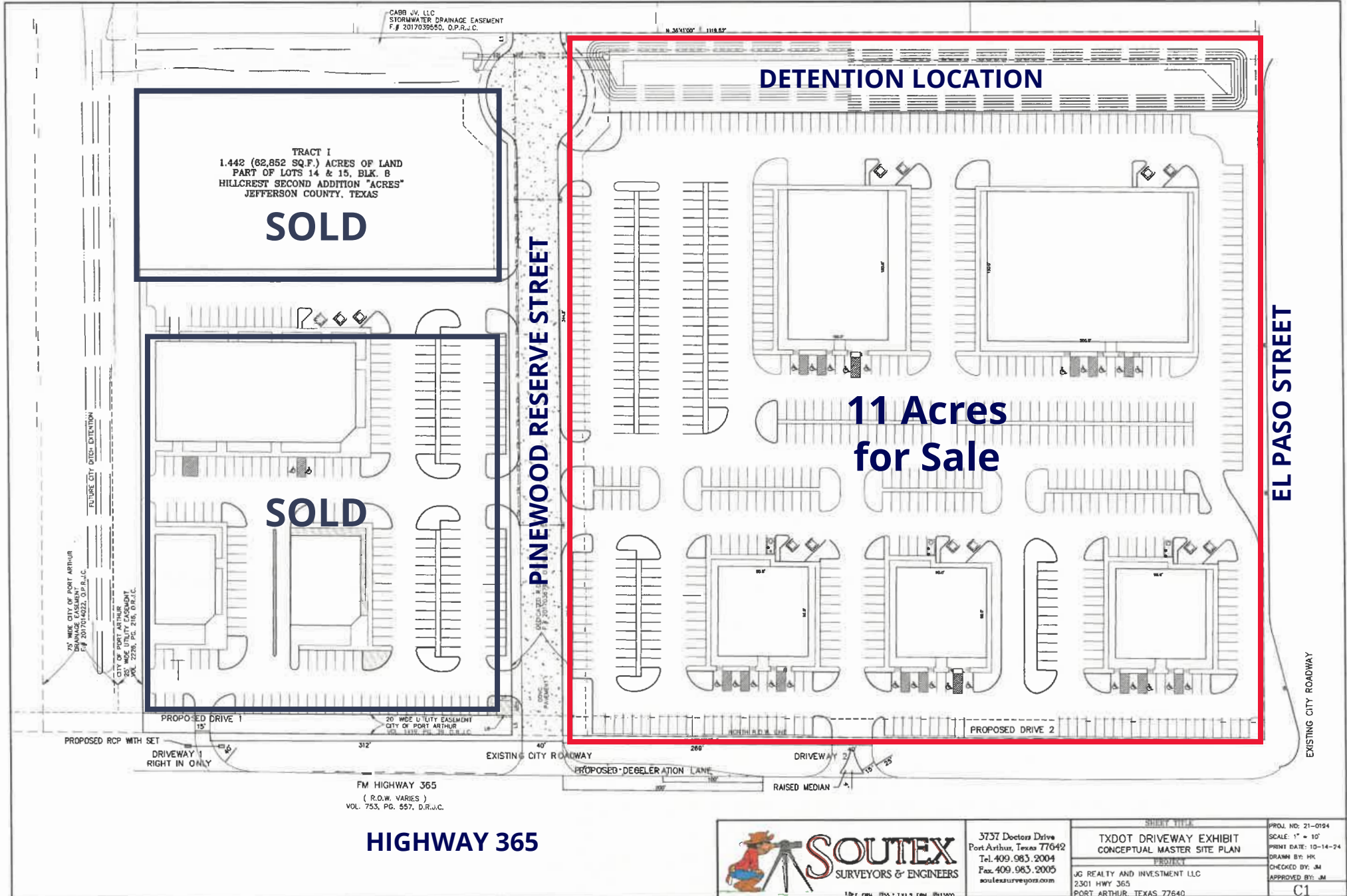
CALL FOR OFFERS: 2301 FM 365, Port Arthur, TX

±11 AC Commercial Land with Utilities
& Approved Drainage

PROPERTY HIGHLIGHTS

- Approx 80% of traffic flow gives direct access to site.
- APN: 46501
- Zoning: LightCommercial
- Frontage: ±700' along FM 365
- Utilities: To site
- Drainage: Approved detention and drainage plan in place. Detention needs to be constructed.
- Access Improvements: TxDOT-approved new curb cuts and deceleration lane

CONCEPTUAL RENDERING



EXECUTIVE SUMMARY

Positioned in the heart of Port Arthur's most active retail corridor, this 11-acre commercial parcel offers unmatched development readiness at 2301 Highway 365, off Pinewood Drive. Zoned light commercial with utilities already in place and drainage approved at 85% impervious cover, the site eliminates lengthy entitlement delays. With seller financing available, developers can move directly to vertical construction and expedite delivery in one of the most supply-limited corridors in Southeast Texas. Located in a planned development district (retail, multifamily, hotels) & supports various commercial uses (hotel, strip center, restaurant, office).

INVESTMENT HIGHLIGHTS

- 11 approved acres on Port Arthur's busiest retail corridor, featuring in-place utilities, drainage signed off, and TxDOT access already on the plans.
- 2301 Highway 365 is embedded in a dense residential hub with more than 15.5K households boasting an average income of over \$93K in a 3-mile radius.
- Located in a planned development district (retail, multifamily, hotels) & supports various commercial uses (hotel, strip center, restaurant, office).
- Multiple points of access approved, 700 feet of highway frontage, and a dedicated easement on the front allow maximum site usage for development.

TxDOT-approved curb cuts and a deceleration lane ensure streamlined access from Highway 365, the city's primary east-west commercial spine. Surrounded by established national retailers, including Walmart Supercenter, Lowe's, Hobby Lobby, Ross Stores, and Best Buy, 2301 Highway 365 benefits from significant regional drawing power and steady vehicular traffic. In addition, the Central Mall is 1 mile from the site, underpinning the corridor's magnetic draw for highly regarded retailers.

Situated within a high-traffic trade area with a population drawn from Jefferson and Orange counties and excellent proximity to Beaumont and Houston, 2301 Highway 365 captures both local and commuter spending traffic. The surrounding 3-mile radius is home to more than 15,500 households, boasting an average income of \$93,059 and more than \$446 million in annual consumer spending.

LOCATION HIGHLIGHTS

Situated along FM 365 in the heart of Port Arthur's dominant retail corridor, the site is surrounded by national retailers including:

- Walmart
- Lowe's
- Academy Sports + Outdoors
- Best Buy
- Ross Dress for Less
- Petco
- Target
- Hobby Lobby
- Saltgrass Steak House
- Chick fil A
- Whataburger
- McDonald's

Traffic counts exceed 58,000 VPD, with immediate proximity to Jack Brooks Regional Airport and Central Mall.

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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.

11-03-2025



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.

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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Buyer/Tenant/Seller/Landlord Initials

Date