



9,800 SF 2ND GEN RESTAURANT FOR LEASE

3400 Jimmy Johnson Blvd.

Port Arthur, TX 77642

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Colliers

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Property Overview

Address	3400 Jimmy Johnson Boulevard Port Arthur, TX 77642
Size Available	9,800 SF
Status	Second generation restaurant
Traffic	Targeting one restaurant user to take the full space OR open to demising
Year Built	2019
Interior	<ul style="list-style-type: none">• Approximately 50 feet of vent hoods• Eight (8) commercial style sinks• Multiple walk-in coolers/freezers
Parking	Ample parking
Traffic Counts	<ul style="list-style-type: none">• 15,556 VPD along Jimmy Johnson Boulevard• 56,015 VPD along U.S 96
Access	Located on Jimmy Johnson Boulevard approximately 0.5 Miles from U.S. 96
Highlights	Less than two miles from: <ul style="list-style-type: none">• Park Central Crossing Mall - 6.6M visits annually• Central Mall - 2.8M visits annually

Available For Lease
Contact Broker For Details







Demographic Summary Report

3400 Jimmy Johnson Blvd, Port Arthur, Texas, 77642

Prepared by Colliers
 Latitude: 29.942603
 Longitude: -93.976925

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	5,235	39,398	99,921
2010 Total Population	6,599	40,784	97,613
2024 Total Population	7,772	45,651	103,084
2024 Group Quarters	94	369	1,162
2029 Total Population	7,837	45,703	103,156
2023-2028 Annual Rate (CAGR)	0.17%	0.02%	0.01%
2000 to 2010 Population Change	26.1%	3.5%	-2.3%
2000 to 2024 Population Change	48.5%	15.9%	3.2%
2010 to 2029 Population Change	18.8%	12.1%	5.7%
2024 to 2029 Population Change	0.8%	0.1%	0.1%
2024 Total Daytime Population	10,046	46,058	97,371
Workers	5,290	20,513	38,303
Residents	4,756	25,545	59,068
2024 Workers % of Daytime Population	52.7%	44.5%	39.3%
2024 Residents % of Daytime Population	47.3%	55.5%	60.7%
Household Summary			
2000 Households	2,477	16,018	37,948
2010 Households	3,031	16,740	37,396
2024 Households	3,578	18,277	39,043
2024 Average Household Size	2.15	2.48	2.61
2029 Households	3,574	18,164	38,838
2023-2028 Annual Rate	-0.02%	-0.12%	-0.11%
2000 to 2010 Household Change	22.4%	4.5%	-1.5%
2000 to 2024 Household Change	44.4%	14.1%	2.9%
2010 to 2029 Household Change	17.9%	8.5%	3.9%
2024 to 2029 Household Change	-0.1%	-0.6%	-0.5%
2010 Families	1,491	10,984	25,293
2024 Families	1,762	11,553	25,504
2029 Families	1,750	11,402	25,223
2023-2028 Annual Rate	-0.14%	-0.26%	-0.22%
Housing Unit Summary			
2024 Housing Units	4,050	20,609	44,477
Owner Occupied Housing Units	26.2%	58.1%	64.4%
Renter Occupied Housing Units	73.8%	41.9%	35.6%
Vacant Housing Units	11.7%	11.3%	12.2%
Owner Occupied Median Home Value			
2024 Median Home Value	\$257,373	\$213,027	\$188,629
2029 Median Home Value	\$292,262	\$298,619	\$277,582
Income			
2024 Per Capita Income	\$28,864	\$37,632	\$33,308
2024 Median Household Income	\$30,342	\$69,792	\$64,097
2024 Average Household Income	\$62,249	\$94,022	\$87,776
Household Income Base	3,578	18,276	39,042
<\$15,000	35.6%	13.2%	13.3%
\$15,000 - \$24,999	10.4%	6.9%	7.9%
\$25,000 - \$34,999	6.7%	7.5%	7.3%
\$35,000 - \$49,999	6.6%	10.9%	11.9%
\$50,000 - \$74,999	12.3%	13.7%	14.8%
\$75,000 - \$99,999	8.1%	10.6%	12.2%
\$100,000 - \$149,999	11.8%	17.3%	15.3%
\$150,000 - \$199,999	3.9%	13.2%	11.8%
\$200,000+	4.6%	6.7%	5.5%

Surrounding Area



287

NERLAND AVE

McDonald's WHATABURGER

96

S 27TH ST

FM 365

CVS Walgreens

TACO BELL KFC

Wendy's Arby's

Cane's

27,895 VPD

crumbl cookies

CENTRAL MALL

target SEPHORA JCPenney Jason's deli
Dillard's Master Eye Associates
HIBBETT SPORTS GREAT AMERICAN COOKIES TJ-MAXX KAY JEWELERS

58,756 VPD

petco Chick-fil-A
ROSS DRESS FOR LESS BUFFALO WILD WINGS
BEST BUY DOLLAR TREE

FM 365

287

15,556 VPD

9TH AVE

JIMMY JOHNSON BLVD

SITE

McAlister's Deli
Walmart
Hobby Lobby
Lowe's
Office Depot
Academy Sports+Outdoors
Wingstop
Discount Tire

Cheddar's

SALT GRASS STEAK HOUSE

WALGREENS

at lease

WAFFLE HOUSE

96

Starbucks



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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.

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- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date