7875 Memorial Blvd, Port Arthur

Prime Commercial Property with Highway Frontage

In commercial real estate, location creates opportunity. In Southeast Texas, opportunity is being fueled by billions of dollars in energy, industrial, and infrastructure investment.

Originally designed for restaurant operations, this property features distinctive architecture, spacious dining areas, an expansive bar area, and generous on-site parking.

With excellent commercial exposure, substantial acreage, and an established restaurant layout, 7875 Memorial presents an opportunity for restaurant operators, hospitality investors, and entrepreneurs exploring alternative commercial uses, subject to applicable approvals.

Subject Property



7875 Memorial Blvd, Port Arthur, TX, 77640

Presented By

Regency Real Estate Professionals



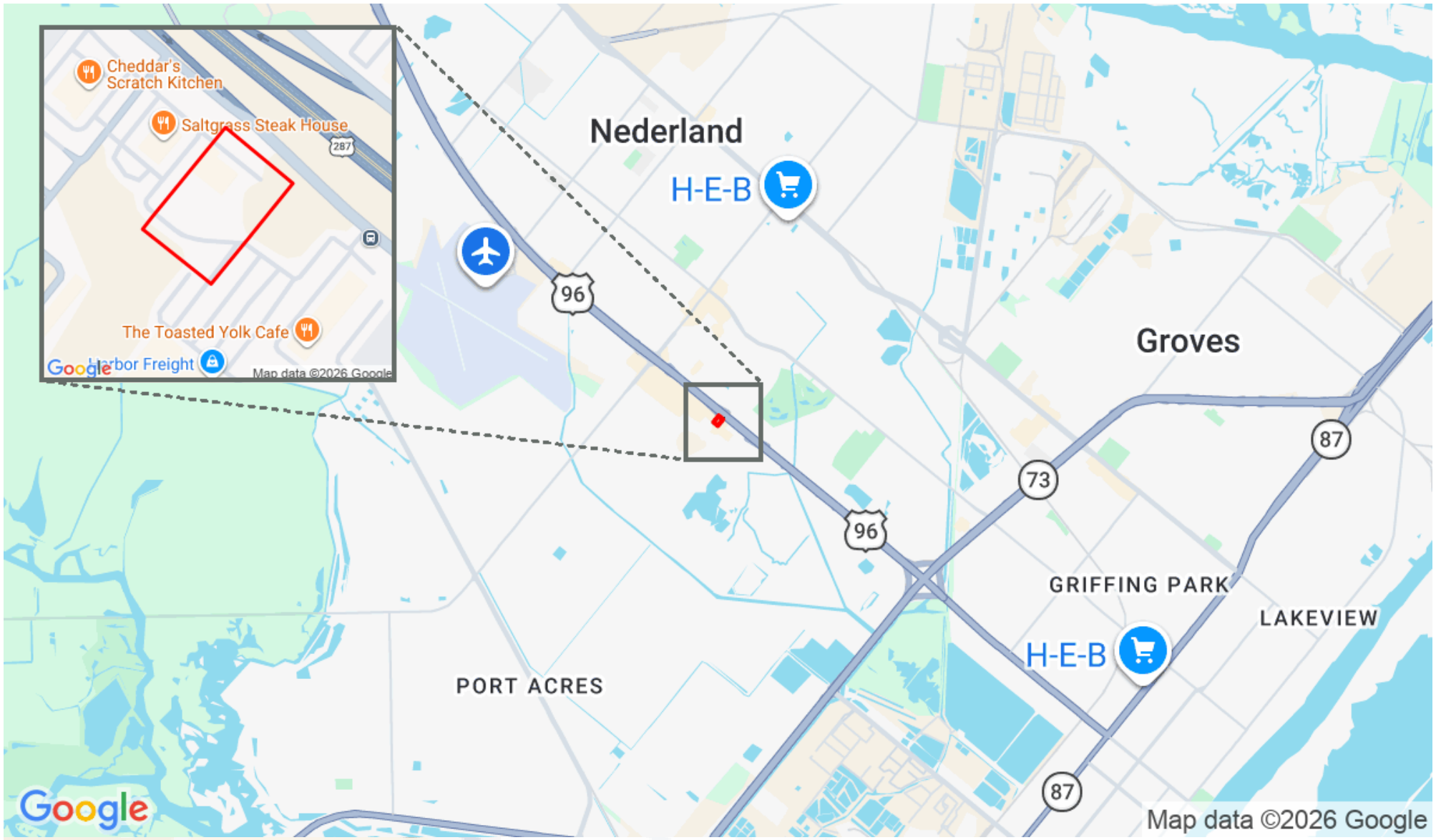
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Prime Commercial on Hwy. 69

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REGENCY COMMERCIAL INDUSTRIAL DEVELOPMENT

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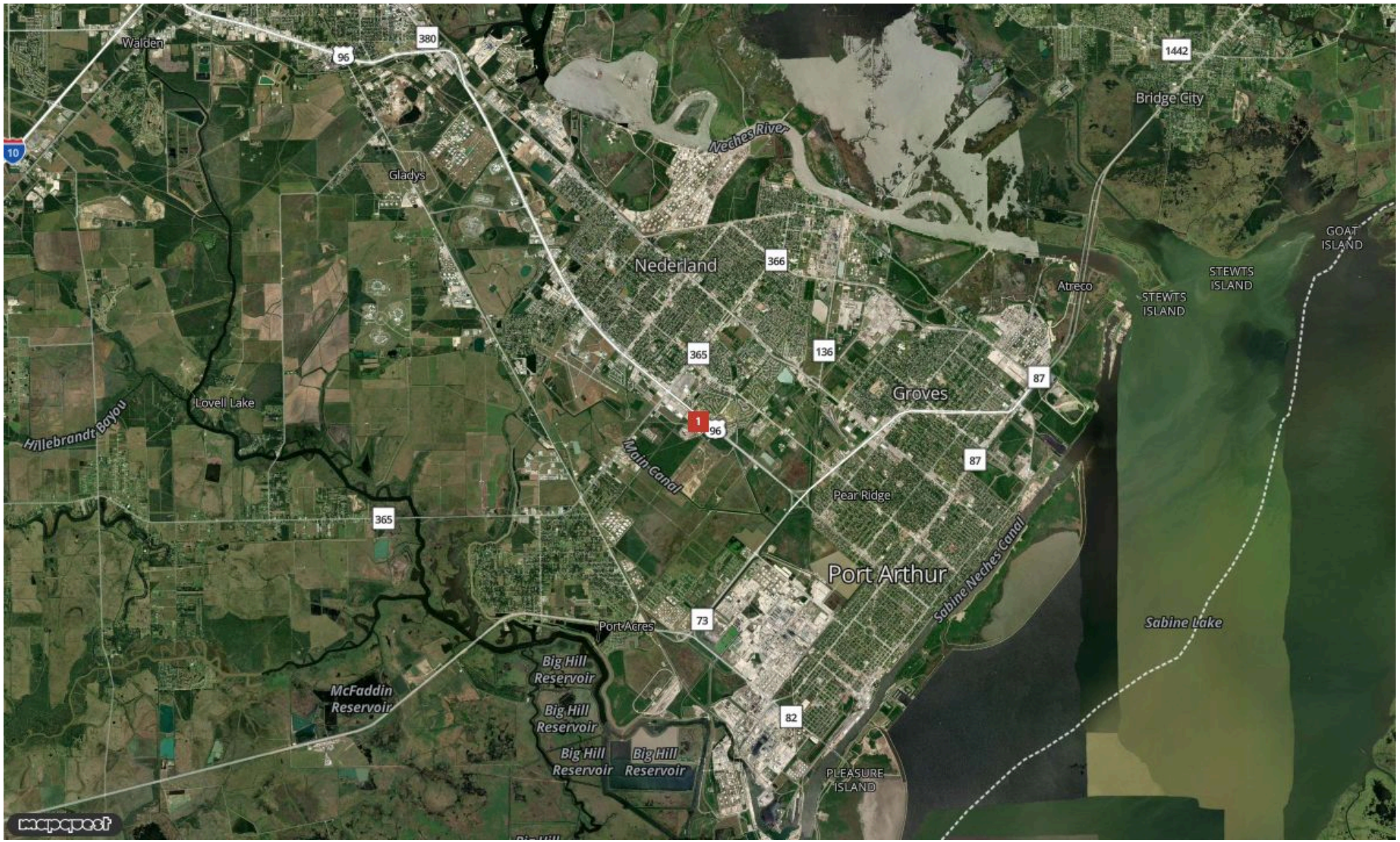
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Report for 7875 Memorial Blvd...

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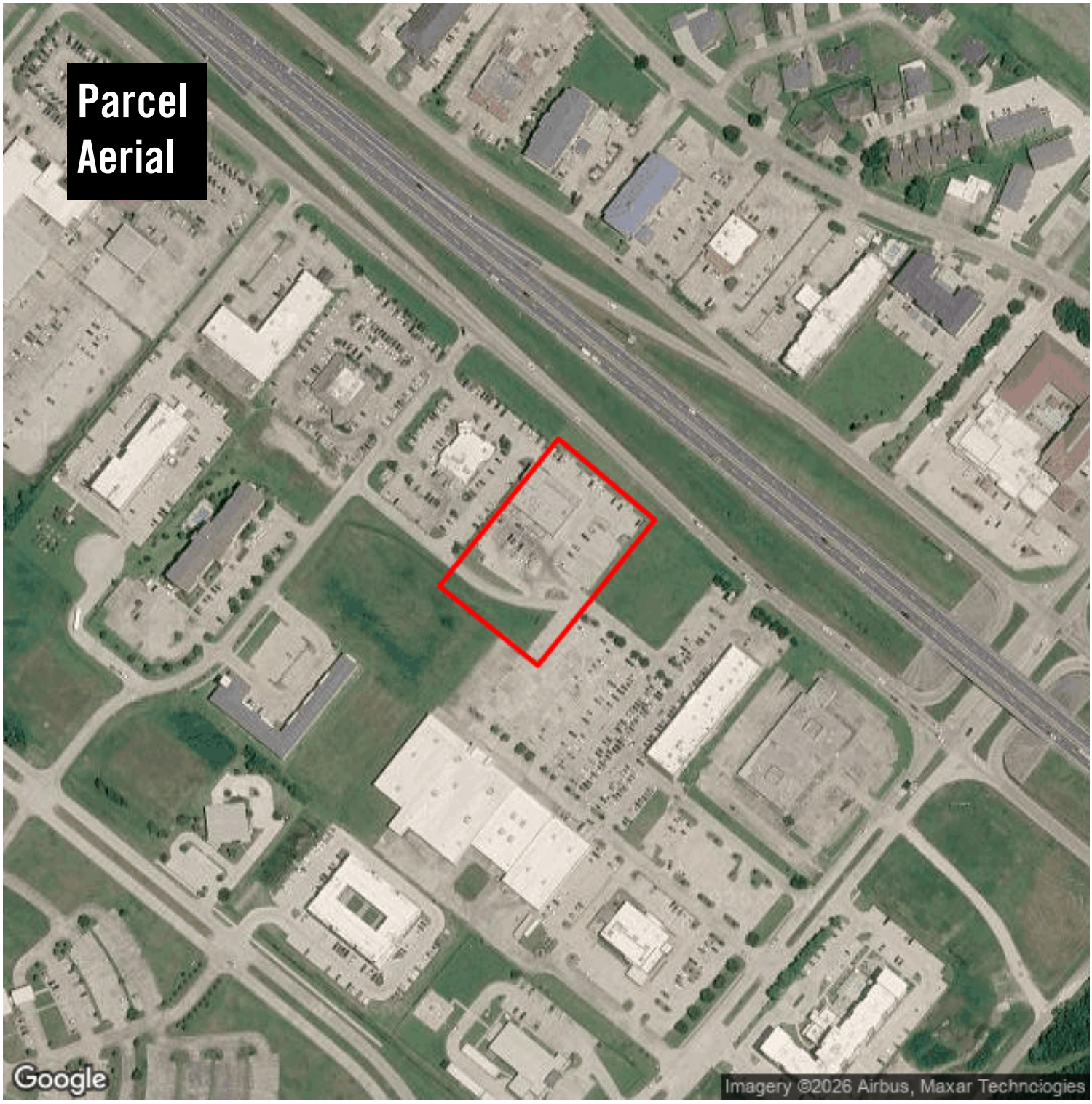


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7875 Memorial Blvd

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Prime Commercial on Hwy. 69

7875 Memorial Blvd, Port Arthur, TX, 77640

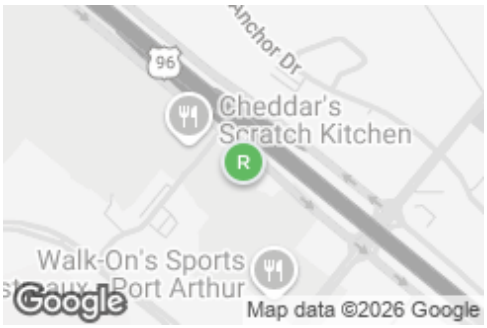
Retail: Restaurant

Prepared on October 15, 2026

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Property Features

Location Details

Address	**7875 Memorial Blvd, Port Arthur, TX 7…**	County	**Jefferson**
Zoning	**PD**	Parcels	**400760**
Submarket	**CG - Jefferson County**	Name	**Prime Commercial on Hwy. 69**

Building Details

Sub Type	**Restaurant**	Parking Ratio	**-**
Building Status	**Existing**	Air Conditioned	**Yes**
Building Size	**8,233 SF**	Heated	**Yes**
Land Size	**2.14 Acres / 93,378 SF**	Owner Occupied	**Yes**
Number of Buildings	**1**	Electricity	**Yes, Private, Entergy**
Number of Floors	**1**	Water	**Yes, City, City of Port Arthur**
Year Built/Renovated	**2020, 2022**	Sanitary Sewer	**Yes, City, City of Port Arthur**
Occupancy Type	**Single Tenant**	Natural Gas	**Yes, Private**
Parking Spaces	**106**		

Owner Contact Information

Legal Owner

Npt Construction, Llc

True Owner

Not Available

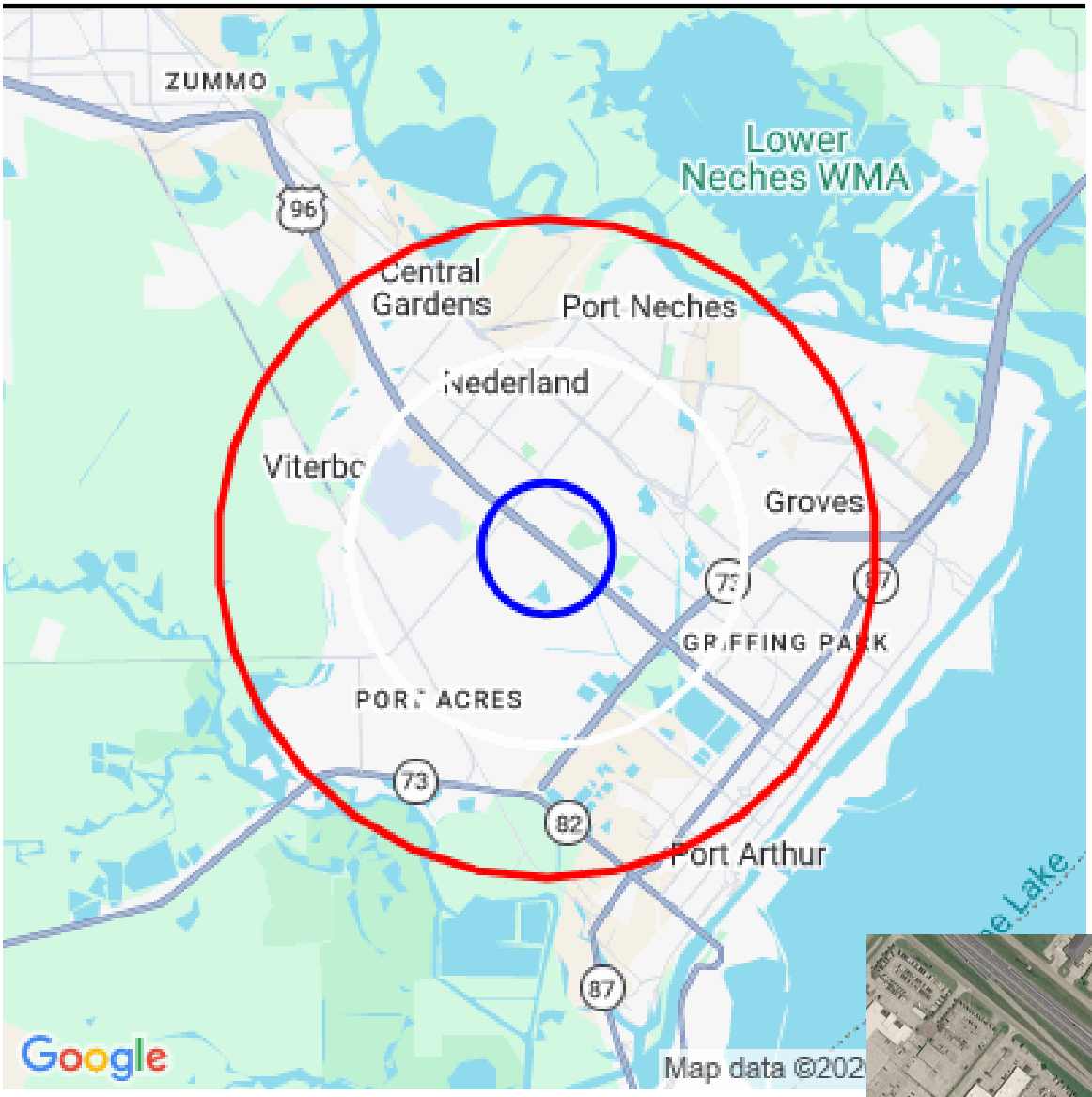
Listings

1 Listing | 8,233 SF | $3,500,000

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Prime Commercial on Hwy. 69

Demographic Report





Prime Commercial on Hwy. 69

Population

Distance	Male	Female	Total
1- Mile	1,142	1,334	2,476
3- Mile	12,261	13,489	25,750
5- Mile	34,384	36,842	71,226



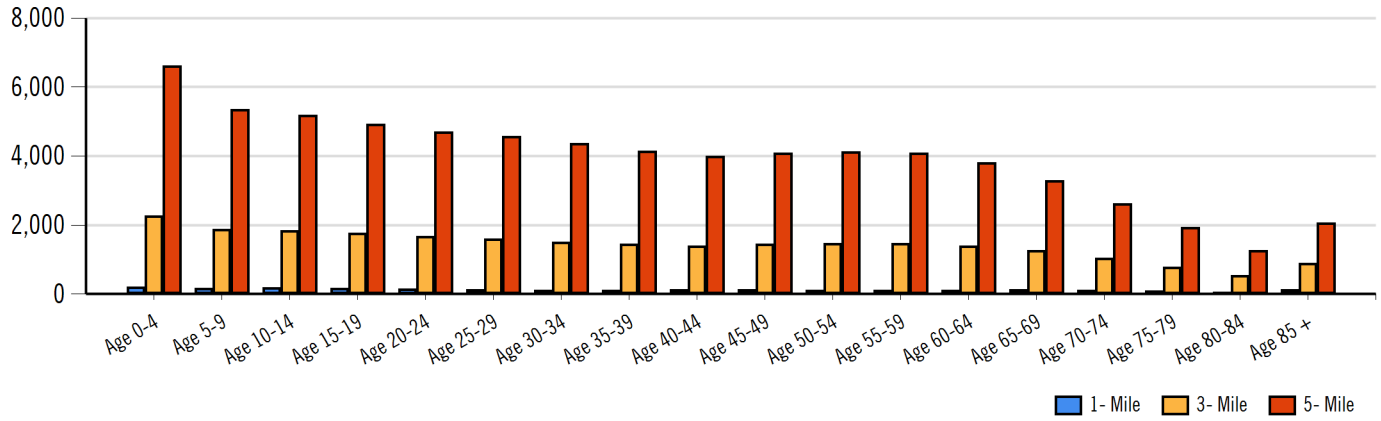
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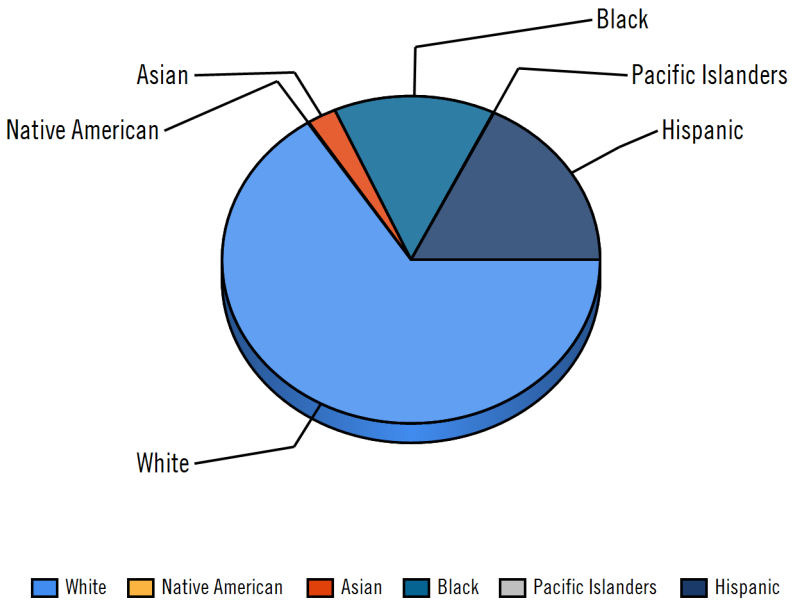
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Population by Distance and Age (2020)



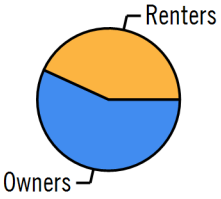
Ethnicity within 5 miles



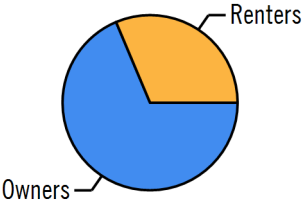
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	938	17	0.38 %
3-Mile	11,223	352	1.97 %
5-Mile	29,929	1,239	3.36 %



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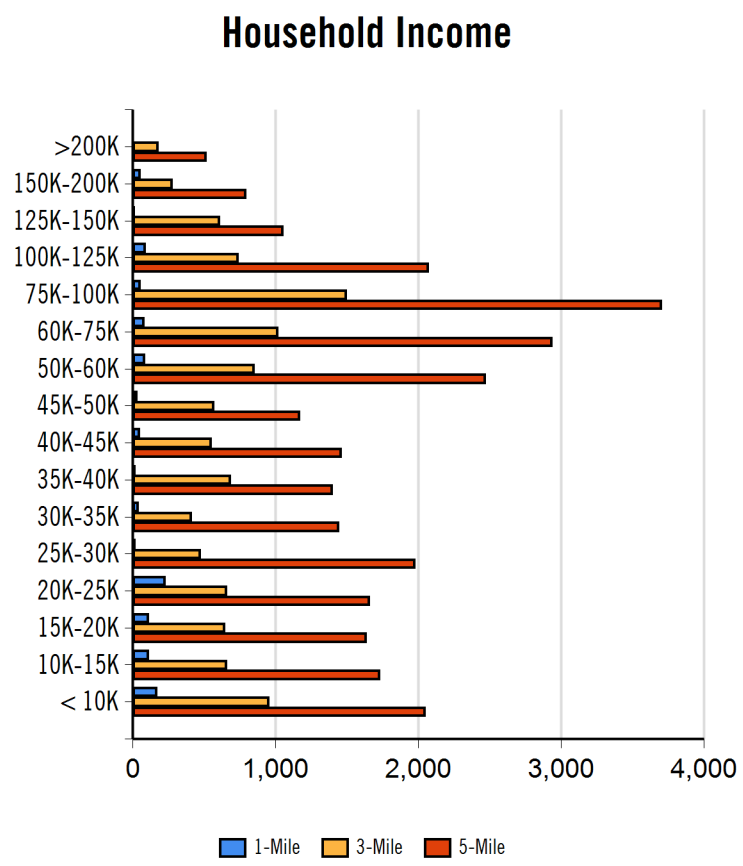
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	1	182	71	10	201	42	3	71	183	27	41	99
3-Mile	29	19	1,407	1,446	154	1,399	351	212	1,217	2,696	619	437	875
5-Mile	125	153	3,672	3,908	457	3,411	1,240	459	2,956	7,230	1,690	1,257	2,464



Radius	Median Household Income
1-Mile	$43,740.40
3-Mile	$54,156.57
5-Mile	$49,689.57

Radius	Average Household Income
1-Mile	$50,500.20
3-Mile	$62,813.39
5-Mile	$57,502.14

Radius	Aggregate Household Income
1-Mile	$49,852,923.52
3-Mile	$649,425,572.50
5-Mile	$1,664,972,684.29

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,551	16,326	44,426
High School Grad	474	5,118	14,388
Some College	414	4,272	11,397
Associates	104	1,080	3,352
Bachelors	155	2,054	4,941
Masters	30	417	1,198
Prof. Degree	19	223	581
Doctorate	7	66	171

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	30 %	75 %	75 %
Teen's	23 %	73 %	87 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	2 %	45 %	45 %
New Homes	106 %	45 %	43 %
New Households	40 %	68 %	66 %
Military Households	1 %	20 %	19 %
Households with 4+ Cars	11 %	58 %	65 %
Public Transportation Users	1 %	1 %	2 %
Young Wealthy Households	0 %	13 %	28 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7875 Memorial Blvd, Port Arthur, TX 77640

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CITY, STATE

Port Arthur, TX

POPULATION

62,337

AVG. HH SIZE

2.51

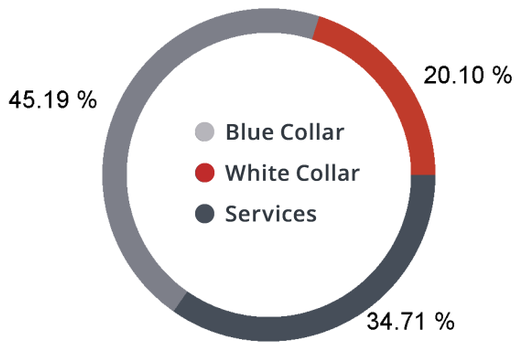
MEDIAN HH INCOME

$46,494

HOME OWNERSHIP



EMPLOYMENT



39.36 % Employed

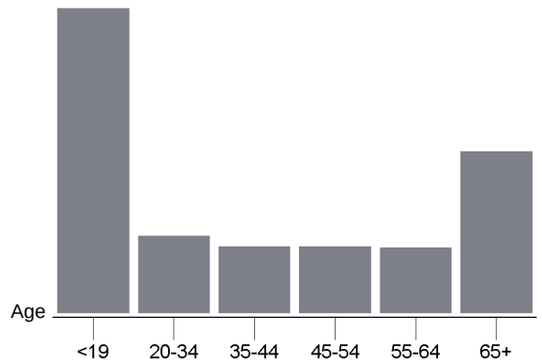
1.76 % Unemployed

EDUCATION

High School Grad:	32.42 %
Some College:	24.95 %
Associates:	6.31 %
Bachelors:	15.53 %

GENDER & AGE

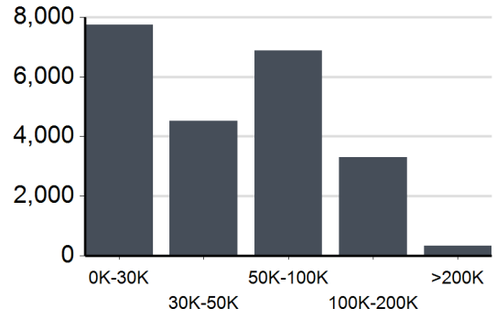
50.40 %  49.60 %



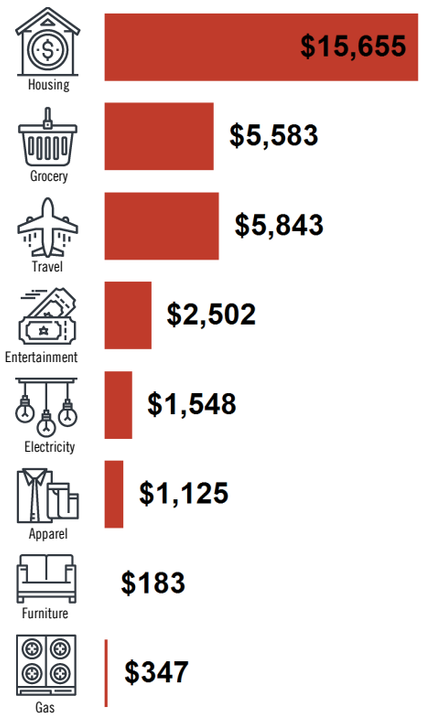
RACE & ETHNICITY

White:	53.22 %
Asian:	2.84 %
Native American:	0.14 %
Pacific Islanders:	0.00 %
African-American:	21.43 %
Hispanic:	15.18 %
Two or More Races:	7.20 %

INCOME BY HOUSEHOLD



HH SPENDING



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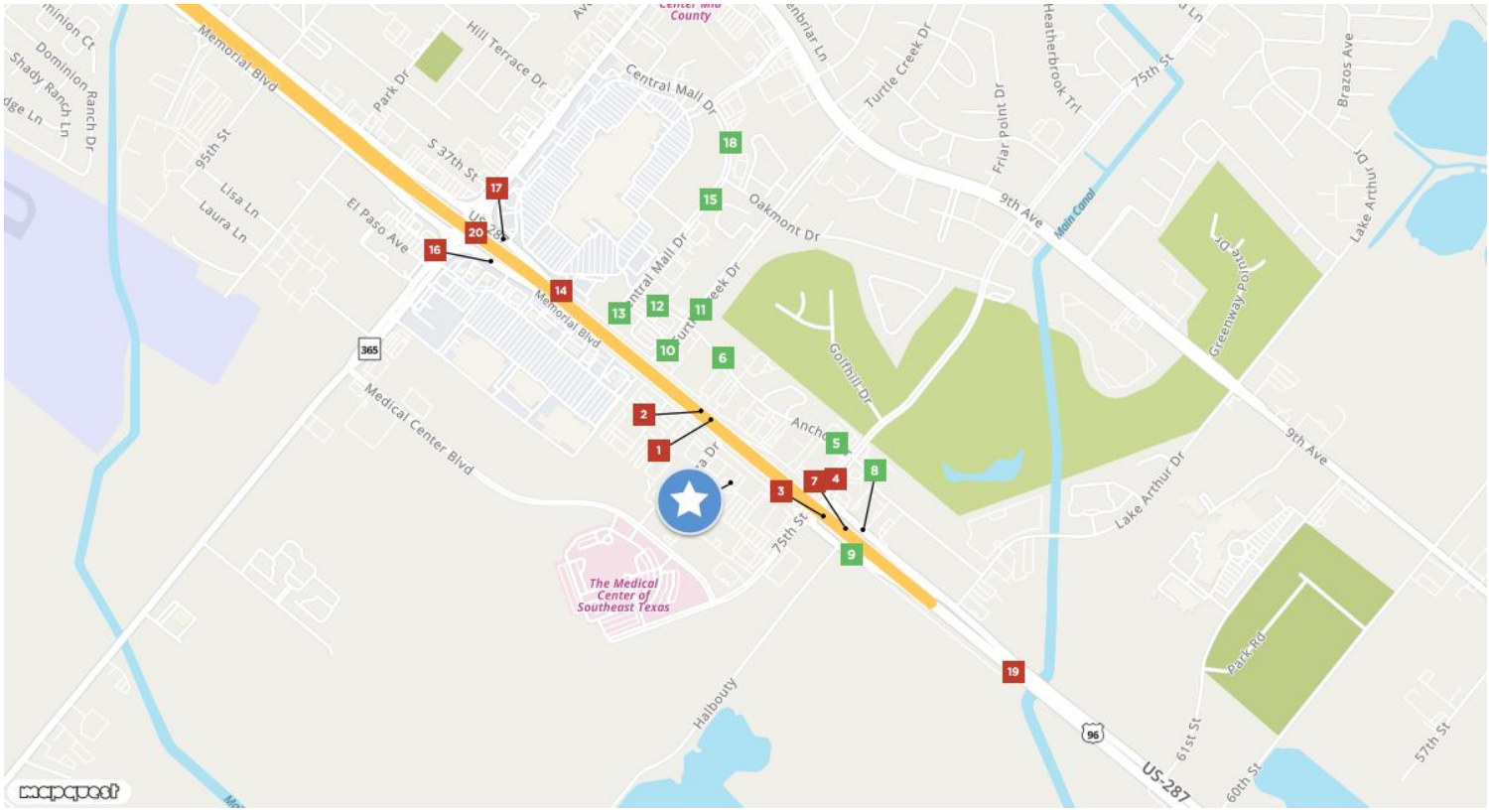
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Traffic Counts



US Hwy 69	1
75th St	
Year: 2014	57,267
Year: 2013	62,261
Year: 2011	69,000

Memorial Freeway	2
Memorial Freeway	
Year: 2024	56,453
Year: 2020	51,347
Year: 2019	62,088

Memorial Freeway	3
Memorial Freeway	
Year: 2024	56,453

Jimmy Johnson Boulevard	4
Hwy 69 Access Rd	
Year: 2022	14,992
Year: 2021	14,352
Year: 2020	12,873

Anchor Dr	5
75th St	
Year: 2011	3,570
Year: 2001	2,080

Anchor Dr	6
Turtle Creek Dr	
Year: 2011	3,080
Year: 2001	1,860

US Hwy 69	7
75th St	
Year: 2011	14,450

Hwy 69 Access Rd	8
Halbouty	
Year: 2001	4,955

Hwy 69 Access Rd	9
Halbouty	
Year: 2001	4,955

Turtle Creek Dr	10
Hwy 69 Access Rd	
Year: 2001	1,340

Turtle Creek Dr	11
Anchor Dr	
Year: 2011	3,140
Year: 2001	5,680

Anchor Dr	12
Central Mall Dr	
Year: 2011	2,490
Year: 2001	1,660

Central Mall Dr	13
Hwy 69 Access Rd	
Year: 2011	2,560
Year: 2001	1,110

Hwy 69 Access Rd	14
Central Mall Dr	
Year: 2002	56,000
Year: 1999	47,000
Year: 1997	46,000

Central Mall Dr	15
Oakmont Dr	
Year: 2011	3,660
Year: 2001	1,640

Memorial Boulevard	16
E FM 365	
Year: 2022	20,120
Year: 2021	18,851
Year: 2001	10,575

Memorial Boulevard	17
E FM 365	
Year: 2022	15,759
Year: 2021	14,287
Year: 2001	10,575

Central Mall Dr	18
Oakmont Dr	
Year: 2001	1,630

Memorial Freeway	19
Memorial Freeway	
Year: 2024	56,453

Memorial Freeway	20
Memorial Freeway	
Year: 2024	56,453
Year: 2011	35,400



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