

OFFERING MEMORANDUM

268 CEDAR VALLEY RD
COLDSPRING, TX 77331

Discover 5.15 acres of unrestricted land in scenic San Jacinto County, offering the perfect blend of privacy, flexibility, and value.

Don't miss the opportunity to own a sizable piece of East Texas—schedule your showing today!

THE COMMERCIAL
PROFESSIONALS

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PROPERTY SUMMARY

268 Cedar Valley Rd Coldspring, TX 77331

SALE PRICE: \$112,500

LOT SIZE: 241,931 SF

PROPERTY TYPE: Residential,
Commercial, Industrial

Discover 5.15 acres of unrestricted land in scenic San Jacinto County, offering the perfect blend of privacy, flexibility, and value. This expansive property provides a blank canvas for your vision—whether you're planning to build a custom home, establish a weekend getaway, or create a recreational retreat. Surrounded by nature and located in a peaceful setting, it offers the freedom to develop without the constraints of HOA restrictions.



PROPERTY HIGHLIGHTS

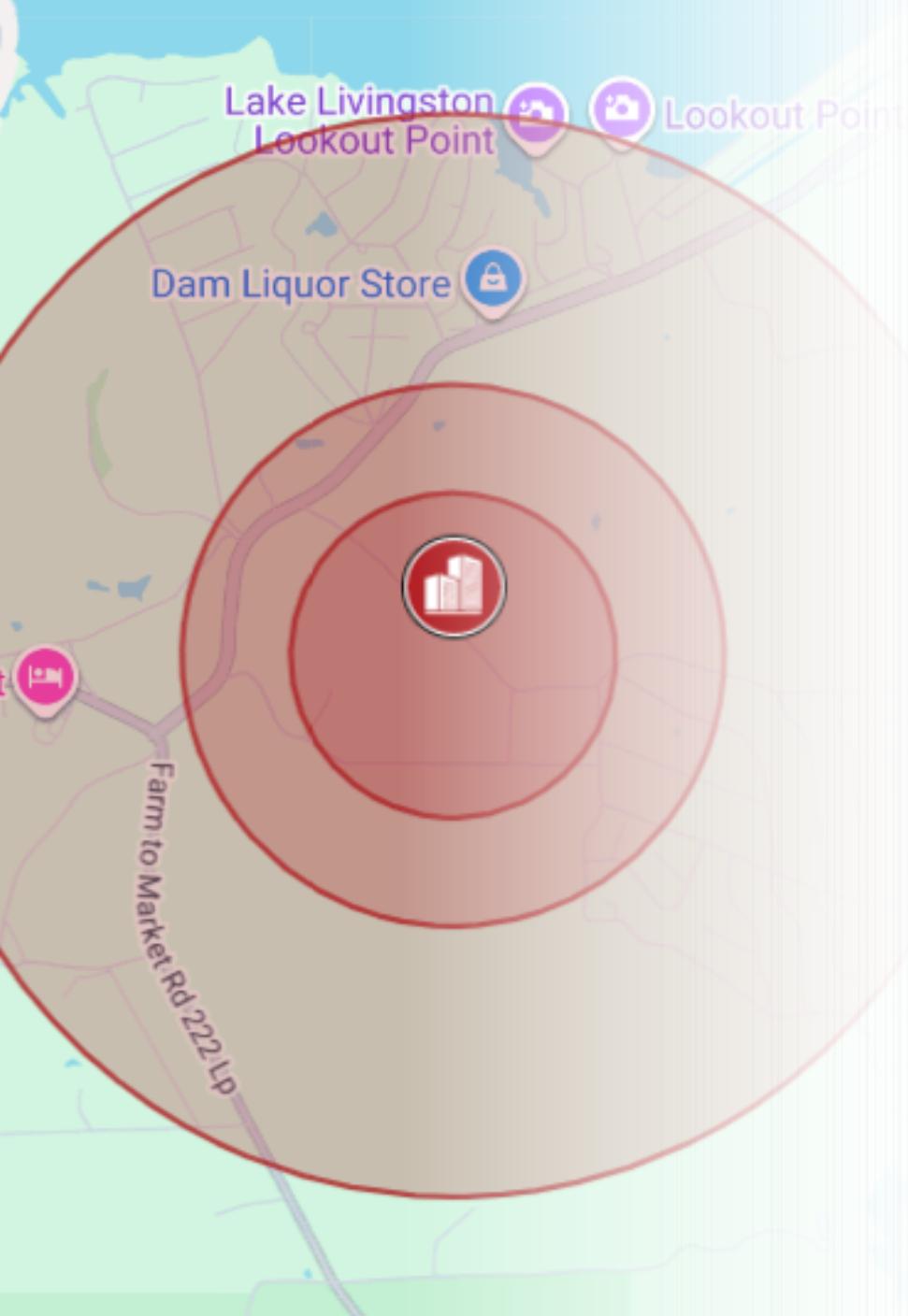
±5.15 Acres Unrestricted in Coldspring – Ideal for Commercial, Mixed-Use, or Investment Development

Benefit from a low property tax rate, making it an attractive investment for long-term ownership. Conveniently situated near Lake Livingston, the Sam Houston National Forest, and just a short drive to Coldspring, this property combines rural tranquility with accessibility.

- Strategic location for industrial operations
- Large land area for expansion
- Proximity to major transportation routes
- Zoned for industrial use
- Potential for manufacturing or distribution facility
- Strong infrastructure and utilities in place
- Attractive investment opportunity for industrial development
- Ideal for warehouse or logistics operations



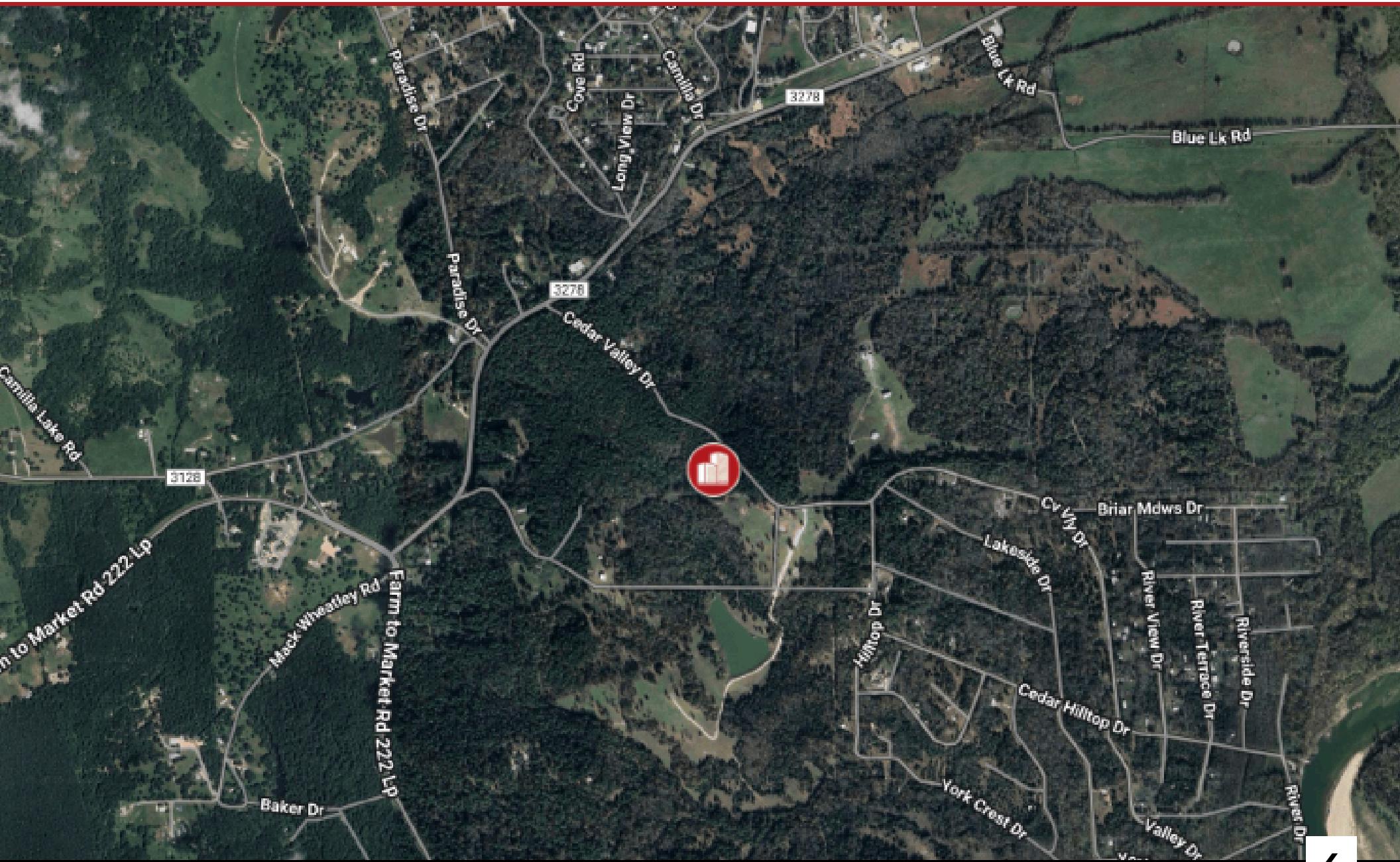
AREA OVERVIEW



Situated just minutes from the heart of Coldspring, this ± 5.15 -acre property offers peaceful seclusion with convenient access to major routes. From Downtown Coldspring, head north on SH 150 for approximately 1.5 miles, then turn left onto FM 2025 N and continue for about 1 mile. Turn right onto Cedar Valley Rd—the property is just a short distance down the road on your right.

	0.3 Miles	0.5 Miles	1 Miles
Total households	4	19	175
Total population	11	46	382
Persons per household	2.8	2.4	2.2
Average household income	\$65,209	\$67,630	\$75,868
Average house value	\$129,267	\$153,500	\$235,960
Average age	45	46	50
Average age male	46	47	50
Average age female	45	46	49

LOCATION MAP





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