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PROPERTY **SUMMARY**

TBD 1-10, Wallisville, TX 77597

SALE PRICE: \$1,600,000

LOT SIZE: 6 Acres

PROPERTY TYPE: Industrial, Commercial,

Residential Development

Prime 12.965-acre commercial tract located just off Exit 811 in Wallisville, TX. This high-visibility site offers excellent access and is ideally positioned for development. All utilities are already on the property, including fire hydrants, providing a strong foundation for a variety of commercial uses.

A drainage plan will be required by the buyer. With infrastructure in place and unmatched accessibility, this property is a rare opportunity for investors and developers alike.



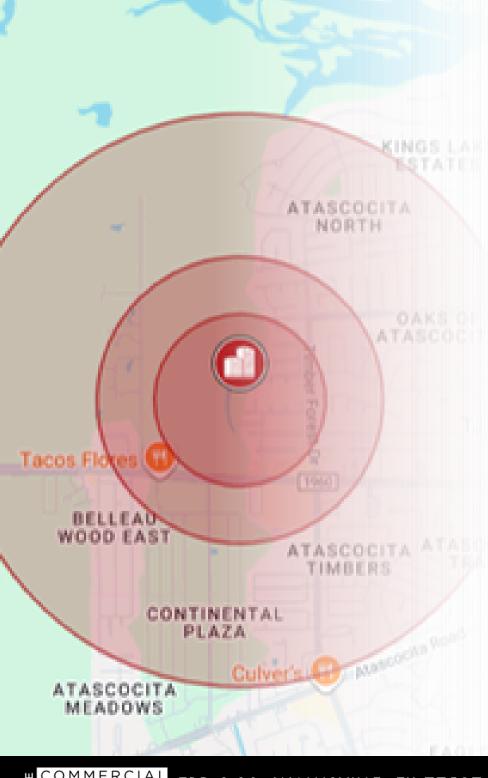
PROPERTY HIGHLIGHTS

+/- 6 Acres Off Exit 811 – Utilities On-Site, Ideal for Commercial Development

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- Additional 6 acres are available to purchase
- Prime location in Wallisville, TX
- · High visibility for retail tenants
- Flexible zoning for various land uses
- Ample space for development
- Proximity to major transportation routes
- Strong potential for high traffic volume
- Attractive investment opportunity
- Ideal for retail or mixed-use development
- Nearby amenities and services
- Excellent potential for future growth





AREA **OVERVIEW**

Positioned along 1-10, the site offers excellent visibility and accessibility, making it ideal for various commercial or residential developments within the Chamber County. The area is known for its proximity to major transportation routes, including 1-10, facilitating easy commutes to nearby cities such as Beaumont and Houston.

	0.3 Miles	0.5 Miles	1 Miles
Total households	1	8	23
Total population	3	19	57
Persons per household	3	2.4	2.5
Average household income	\$130,338	\$130,338	\$130,326
Average house value	\$261,102	\$261,102	\$\$261,089
Average age	43	43	43
Average age male	42	43	42
Average age female	44	44	43

RETAILER MAP

