

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

3.837 ACRES WATERFRONT FOR SALE

10390 U.S. 190 | POINT BLANK, TX 77364



OFFERING SUMMARY

SALE PRICE

\$675,000

PROPERTY TYPE

MARINA

LOT SIZE

3.8 ACRES

PROPERTY HIGHLIGHTS

Lake Livingston Waterfront Commercial Opportunity – ±3.837 Acres with Hwy 190 Frontage

Marina, boat storage, RV park, restaurant, family entertainment venue, boat repair shop, fishing pier, subdivide waterfront lots to build homes, waterfront condominium development, short term waterfront rentals and more.

The property features a 7,482 SF two-story building, plus a porte-cochère.

This is a rare opportunity to develop or invest in one of the most versatile and well-located lakefront parcels on Lake Livingston.

Aerial Map



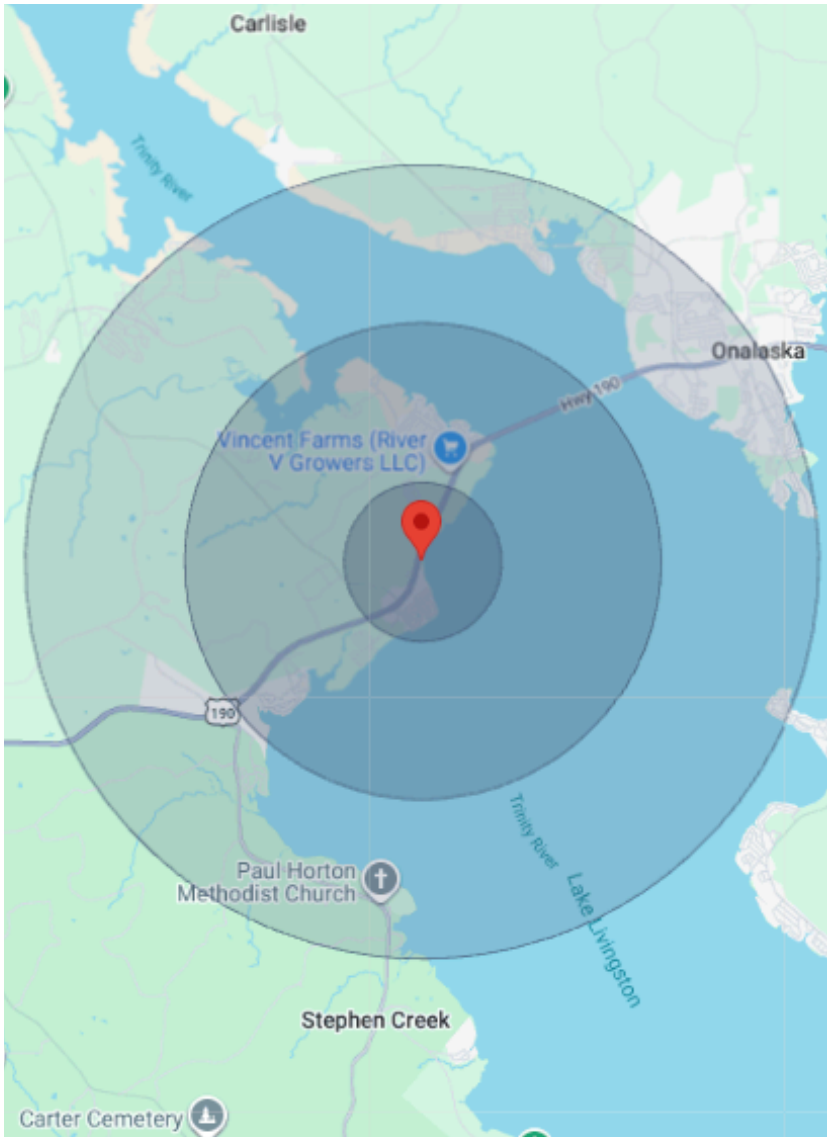
Property Photos



Demographics

From Onalaska, head west on US 190, cross the bridge, and continue for one mile. The property will be on the left—watch for the sign.

Positioned along the shores of Lake Livingston, this ±3.837-acre unrestricted property offers approximately 627' feet of waterfront with excellent water depth—ideal for a wide range of commercial or recreational uses. With direct access to the high-traffic US Highway 190, the site ensures outstanding visibility and accessibility with 190 HWY frontage 759'



	1 Mile	3 Miles	5 Miles
Total population	261	1,684	4,923
Workday Population	14,838	109,179	41,350
Total household	475	6,509	19,122
Average household income	\$91,199	\$84,452	\$79,930
Average age	62.9	58.7	42
Male Population	582	8,189	24,912
Female Population	575	8,366	25,821

Demographics data derived from AlphaMap

Market Overview

Point Blank, Texas is a small but growing community located in San Jacinto County along the shores of Lake Livingston, within reach of the Greater Houston metropolitan area. Its location offers a balance of rural charm and accessibility, attracting residents, visitors, and investors seeking a more relaxed environment while maintaining connectivity to larger regional markets.

The area has experienced gradual residential growth, particularly driven by lakefront and second-home development. This has supported increasing demand for retail, hospitality, and service-oriented businesses catering to both full-time residents and seasonal visitors. Proximity to Lake Livingston serves as a key driver of local economic activity, especially in recreation, tourism, and short-term rental markets.

Point Blank's economy is supported by a mix of tourism, retail, construction, and local services, with additional employment opportunities available in nearby communities. The area benefits from its appeal as a recreational destination, drawing consistent traffic for boating, fishing, and outdoor activities. Continued interest in lake-area properties and rural living further contributes to steady economic momentum.

From a real estate perspective, Point Blank offers opportunities for investors and owner-users seeking lower entry costs and long-term appreciation potential. Limited commercial inventory and increasing interest in lake-oriented living create demand for thoughtfully positioned retail, hospitality, and residential developments. As growth from the Greater Houston area continues to expand outward, Point Blank remains well-positioned for gradual development and stable long-term investment potential.



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