



COMMERCIAL LOT **FOR SALE**

3725 FM 222 Loop N



UNRESTRICTED & BY THE LAKE

Approx. 1-acre gated site in the
Coldspring/Lake Livingston market area
Existing 3-bedroom, 3-full-bath
residence

Large enclosed shop/workshop building
with capacity for approximately six
vehicles

Extensive covered parking and storage
infrastructure



PRESENTED BY:

Carlos Hernandez de Tejada

+1 (832) 920 4545

carlos@flexpointcre.com

flexpointcre.com

kwcommercial.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS REALTY CLEAR LAKE

18050 Saturn Ln Ste 100
Houston, TX 77058



Each Office Independently Owned and Operated

PRESENTED BY:

CARLOS HERNANDEZ DE TEJADA
Commercial Agent
O: +1 (281) 335-0335
C: +1 (832) 920-4545
carlos@kwcommercial.com
837714, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Executive Summary

3725 FM 222 LOOP N, COLDPSRING, TX 77331

Functional layout for contractors, trades, service companies, equipment operators, boat/RV users, small-business owners, and storage-oriented users. No known deed restrictions, creating potential flexibility for a range of business, storage, contractor-yard, or redevelopment concepts—subject to buyer’s independent due diligence. Existing residence features a large custom kitchen with granite countertops, family room, 12-foot vaulted ceilings, wood flooring in living areas, carpeted bedrooms, and separate covered front and rear porches, all under a metal roof. Approximately three minutes from a Lake Livingston boat launch, supporting potential recreational-storage, marine-service, or lake-oriented commercial demand. Convenient access to Coldspring, Shepherd, Livingston, and the greater US Highway 59 corridor. Potential commercial uses may include contractor yard, service business, office/shop, equipment or vehicle storage, boat/RV storage, live/work operation, light flex use, or redevelopment—all subject to applicable governmental approvals and buyer verification.



The Investment Opportunity

Unrestricted 1 Acre Lot, ideal for:
Boat, RV, trailer, vehicle, or equipment storage users

Marine-related, lake-oriented, or outdoor-recreation businesses

Local service companies needing office, shop, fleet parking, and outdoor storage in one location

Owner-operators seeking a residence plus business facility

Investors pursuing a flexible-use property with multiple possible income or redevelopment paths



Commercial Lot

Commercial lots are idea for developers looking for a location for their next project or business owners who want land to build their own store, office, medical clinic, restaurant, or service business in a location they control.

PRICE

\$319,000

USD

APPROXIMATELY

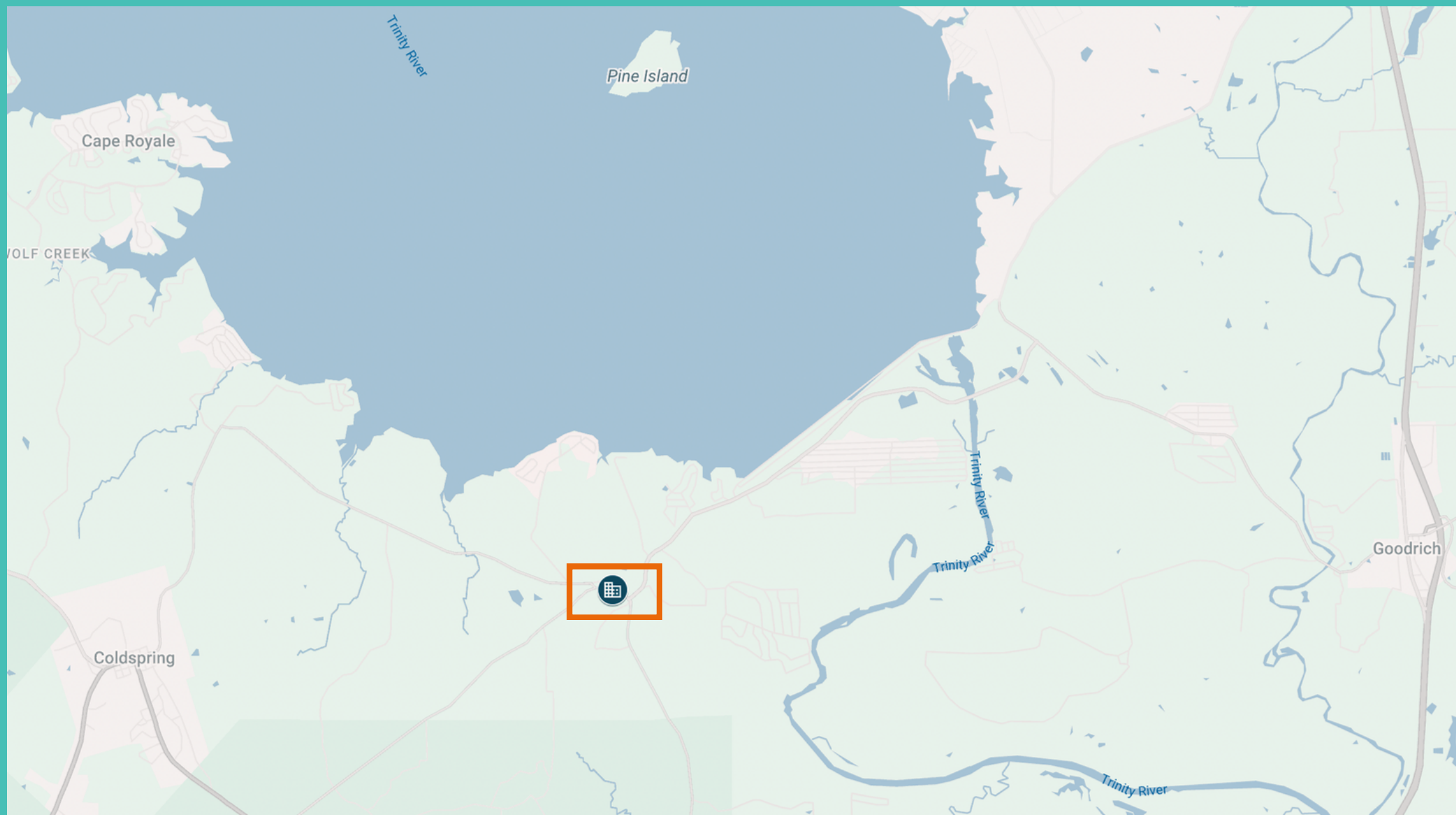
1

ACRES

CONVENIENT

1.2 mi

TO THE LAKE



Conveniently located between Coldspring and Goodrich, and approximately 1.2 miles from Lake Livingston





ABOUT US



Our Broker, KW Commercial Houston, stands as a pillar of expertise and professionalism in the Texas commercial real estate market. As a division of Keller Williams Realty—the top-ranked real estate company in the United States—KW Commercial brings decades of industry experience, cutting-edge technology, and a vast professional network to the table.

Backed by a commitment to integrity, communication, and results, KW Commercial Houston delivers integrated real estate services—from acquisition and disposition to leasing and advisory—with an emphasis on building long-term client partnerships.



[Loopnet Listing](#)

[Crexi Listing](#)



The FlexPoint CRE Group is your committed partner for commercial real estate success across East Texas, where expertise, trust, and local involvement drive results

Carlos Hernandez de Tejada
Managing Director
Commercial Realtor®
TREC ID #837714



+1 832 920 4545



carlos@flexpointcre.com



flexpointcre.com