



ONALASKA, TEXAS
77360

1 - 1/2 HOURS NORTH OF HOUSTON

2001 & 1985 N FM 356

Multifamily + Retail/Industrial



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COMPASS
COMMERCIAL

2001 & 1985 FM 356

Investment Summary

ONALAKSA, TX

- Located in Opportunity Zone
- 12,500 SF Commercial warehouse previously a hardware store / lumberyard
- High Traffic Area - 6,211 cars passing daily at the nearby Hwy 190/Hwy 356 intersection (per TxDOT),
- Room for expansion- 5 acres
- 8 Unit Apartment Complex
- Tiny Home
- Covered Land Play



Property Description

Investment Opportunity in Prime Location – Multi-Use Portfolio Property with Unlimited Potential.

Unlock immediate cash flow and incredible long-term potential with this unique 5-acre property located just minutes from the picturesque shores of Lake Livingston. Featuring a mix of fully occupied residential units, prime commercial space, and ample room for future development, this property offers a variety of income-generating possibilities. Whether you're an investor looking for a solid income stream, a developer seeking expansion potential, or an entrepreneur with a vision, this property is an absolute must-see!

This unique investment sits on 5 acres with easy access to FM roads. Currently generating \$10,305/month in rental income, the property offers consistently strong cash flow with room for expansion or redevelopment.

Endless Development Potential:

With 5 acres of land, this property offers substantial room for growth. Its close proximity to Lake Livingston makes it an ideal candidate for:

- Mini-Storage or Boat/RV Storage Facility
- RV Park or Tiny Home Community
- Retail or Commercial Development

Property Includes:

Remodeled 8-Unit Apartment Complex, 100% occupied,

Newer septic system, public water.

Newer Tiny Home Currently rented at \$950 per month but perfectly situated for onsite management office.

12,500 SF Commercial Building includes 5,000 SF Retail Space

Previously a well-known local hardware store.

Great potential for retail, office, storage, or conversion to fit your vision.

7,500 SF Warehouse + 750 SF Loft / mezzanine

Features industrial roll-up doors—perfect for mini-storage, boat/RV dry storage, or light industrial use.

Additional paved parking, covered paved areas and fencing.

Multifamily Building Profile



ADDRESS

2001 N FM 356 Onalaska, TX 77360

COUNTY

Polk

YEAR BUILT

1982

OCCUPANCY

100% Occupied

GROSS BUILDING SQFT

6156sf per survey

NO. UNITS

8 Apartment Units

ADDITIONAL UNIT

Tiny Home

Rent Roll

UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	2 BD 1 BA	MM/DD/YY	\$1,190	\$1,190
2	2 BD 1 BA	MM/DD/YY	\$1,190	\$1,190
3	2 BD 1 BA	MM/DD/YY	\$1,165	\$1,190
4	2 BD 1 BA	MM/DD/YY	\$1,165	\$1,190
5	2 BD 1 BA	MM/DD/YY	\$1,165	\$1,190
6	2 BD 1 BA	MM/DD/YY	\$1,165	\$1,190
7	2 BD 1 BA	MM/DD/YY	\$1,150	\$1,190
8	2 BD 1 BA	MM/DD/YY	\$1,190	\$1,190
Tiny Home	1 BD 1 BA	MM/DD/YY	\$950	\$950
			MONTHLY	\$10,305
			ANNUAL	\$123,660

UTILITIES

ELECTRIC	Each Separately Metered
TWO SEPTIC SYSTEMS	Updated in 2021
PUBLIC WATER	Prorated / Paid by Tenants
ON-SITE PRIVATE WELL	
PUBLIC SEWER AVAILABLE PER SELLER	



All units updated in 2021/2022

Commercial Property Profile



DETAILS		RETAIL / WAREHOUSES	
ADDRESS	1985 N. FM 356	UNITS	GROSS BUILDING SQFT
		1,2 or 3	12,500 + 750 Mezzanine
COUNTY	Polk	PAVED PARKING (SQFT)	LAND AREA
		~30,000 Concrete	+/- 5 acres
APN	10044-0005-00	YEAR BUILT	FOUNDATION
		1983 CAD	Slab
DIMENSIONS	50x250 (per survey)	EXTERIOR WALLS	ROOF
		Metal	Metal
PROPERTY ATTRIBUTES			

Formerly a family-owned hardware store, this expansive building offers:

- 5,000 sq. ft. of prime retail space with high visibility from the FM road
- 7,500 sq. ft. of warehouse space, featuring 3 industrial roll-up doors
- 750 sq. ft. mezzanine/loft for additional storage with potential to convert to office space or interior on-site manager's residence.
- Updated 3 Industrial Roll-up Doors

Additional 5,000 Sq. Ft. Covered Storage Area: Perfectly suited for boat and RV storage, this covered area adds tremendous value for those looking to cater to the Lake Livingston community's recreational needs.

MULTIFAMILY



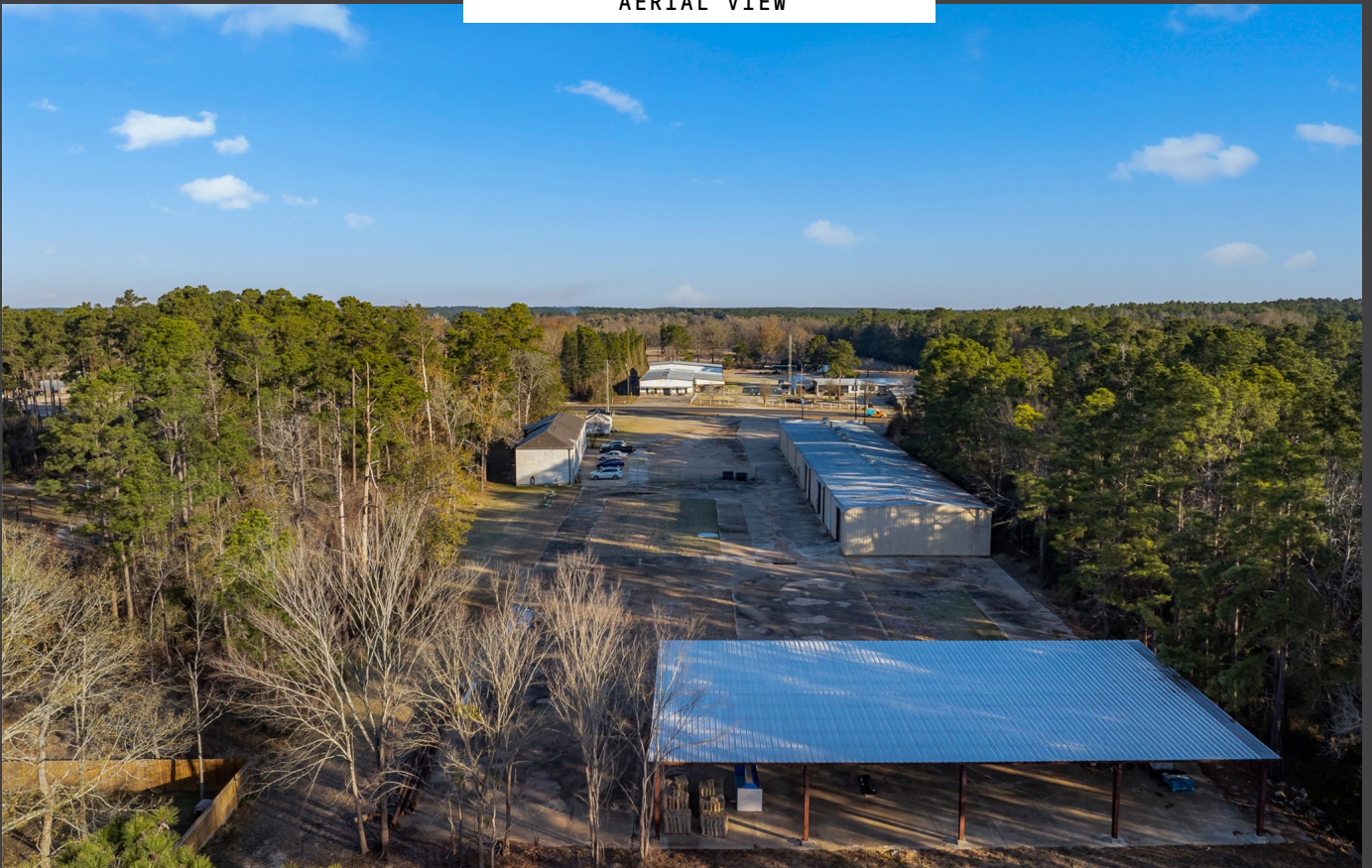
RETAIL / WAREHOUSE



TINY HOME, ADDITIONAL AMENITIES

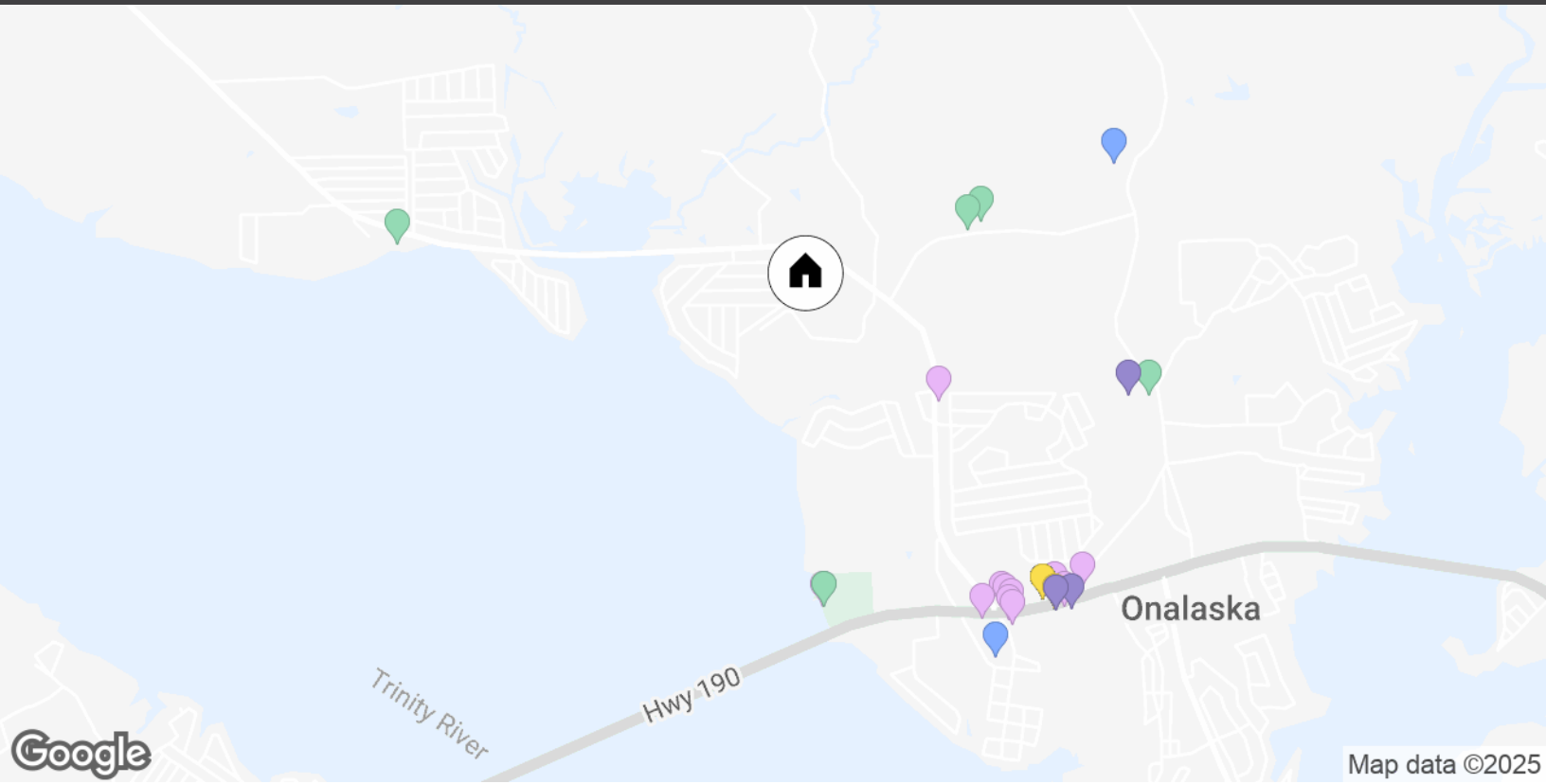


AERIAL VIEW



P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/327-3816

Local Map



Map data ©2025

SCHOOLS

Onalaska Jr/Sr High School, 1.37mi
Onalaska Elementary School, 1.80mi

RESTAURANTS

Harolds Seafood Mkt, 0.78mi
Pacific Yard House, 1.41mi
Lakeside Oasis, 1.41mi
Belly's Burger and Wings, 1.63mi
Jerry's Restaurant, 1.63mi
La Petite Market, 1.64mi
The Greek Taco, 1.67mi

La Casita Mexican Restaurant, 1.69mi
Smokey Eye BBQ & Catering, 1.72mi
Simple Simon's Pizza, 1.72mi
Krispy Krunchy Chicken, 1.76mi
Subway, 1.78mi

PARKS

Onalaska City Park, 0.70mi
Mary Ellen Yost Memorial Dog Park, 0.77mi
On The Lake RV and Cabin Resort, 1.41mi
The Magic Mower, 1.53mi
Paradise Acres 2 Veterans Memorial Pavilion, 1.73mi

GYMS

Extreme Fitness Center and Tanning 24 Hr. Gym, 1.70mi
Core Studio The Pilates Barre, 1.76mi

ENTERTAINMENT

Mirror walker series, 1.45mi
Revival Drip bar, 1.77mi
Heavenly Hands, 1.77mi
Oohlala Nail & SPA, 1.80mi

Area Highlights

HIGHLIGHT ONE

The "Heart of Lake Livingston" Onalaska serves as the bustling commercial gateway to Lake Livingston, attracting year-round tourism that drives consistent traffic for retail and hospitality businesses.

HIGHLIGHT TWO

Institutional Stability (Huntsville) Just minutes away, Huntsville anchors the region with a recession-resistant economy fueled by Sam Houston State University and major government agencies.

HIGHLIGHT THREE

Positioned on the high-traffic US-190 corridor near I-45, this location captures a rapidly growing trade area connecting Greater Houston commuters to the Piney Woods.



Economy

- Onalaska is experiencing rapid population growth (outpacing the state average in recent years) driven by the "Zoom town" phenomenon—remote workers and retirees seeking affordable lakefront living. Its economy is heavily supported by the service, retail, and construction sectors catering to new residents and lake tourists.
- Huntsville serves as the diversified economic engine for the area. Its stability is underpinned by recession-resistant employers, including Sam Houston State University, the Texas Department of Criminal Justice (TDCJ), and Huntsville Memorial Hospital. Recently, Huntsville has also seen an uptick in manufacturing and distribution investments, further broadening its industrial tax base. Together, these two towns offer an investor the perfect mix of high-growth potential (Onalaska) and long-term economic stability (Huntsville).

Polk County Overview

Polk County is rapidly transforming into a sought-after destination for retirees and remote workers, boasting a population of 54,258 with a strong 2.8% annual growth rate. The area's median age of 43.9 years confirms a recession-resistant demographic foundation, while the average household income of \$75,951 indicates significant disposable wealth beyond standard wage metrics. This unique profile signals a powerful "Silver Economy," creating a stable environment for commercial investors where demand for healthcare, retail, and services remains consistent.



Polk County Demographics

2025 POPULATION

54K

2025 # OF HOUSEHOLDS

~22K

MEDIAN AGE

43

MEDIAN INCOME

\$59K

GROWTH YEAR-YEAR

2.8%

US MEDIAN

38

US MEDIAN

\$83K



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