



145 Pan American Dr, Livingston, TX 77351

\$29.04/SF/YR

\$2.42/SF/MO

Great location with steady traffic

Retail | Single tenant | 620 SqFt



Bob Burkhalter
TX 477614
936.328.7077

Listing Added: 01/30/2026

Listing Updated: 01/30/2026

 Company logo



Building Details

Property Type	Retail, Land, Office	Subtype	Commercial
Tenancy	Single	Total Building SqFt	620
Land SqFt	11,499	Class	C

Building Description

Excellent opportunity to lease a versatile commercial property in a high-visibility area of Livingston. This property is ideal for a **used car lot** or a variety of other outdoor-based businesses.

Property Features:

- **620 sq ft office space**
- **11,499 sq ft of land**
- Ample outdoor space for vehicle display, equipment, or inventory
- Easy access and good frontage
- Great location with steady traffic

Ideal For:

- Car lot or auto sales
- Equipment sales
- Trailer or RV sales
- Landscaping or construction business
- Other outdoor commercial uses

This property offers flexibility and visibility in a growing area—perfect for entrepreneurs looking to establish or expand their business.



Building Location (1 Location)



Details

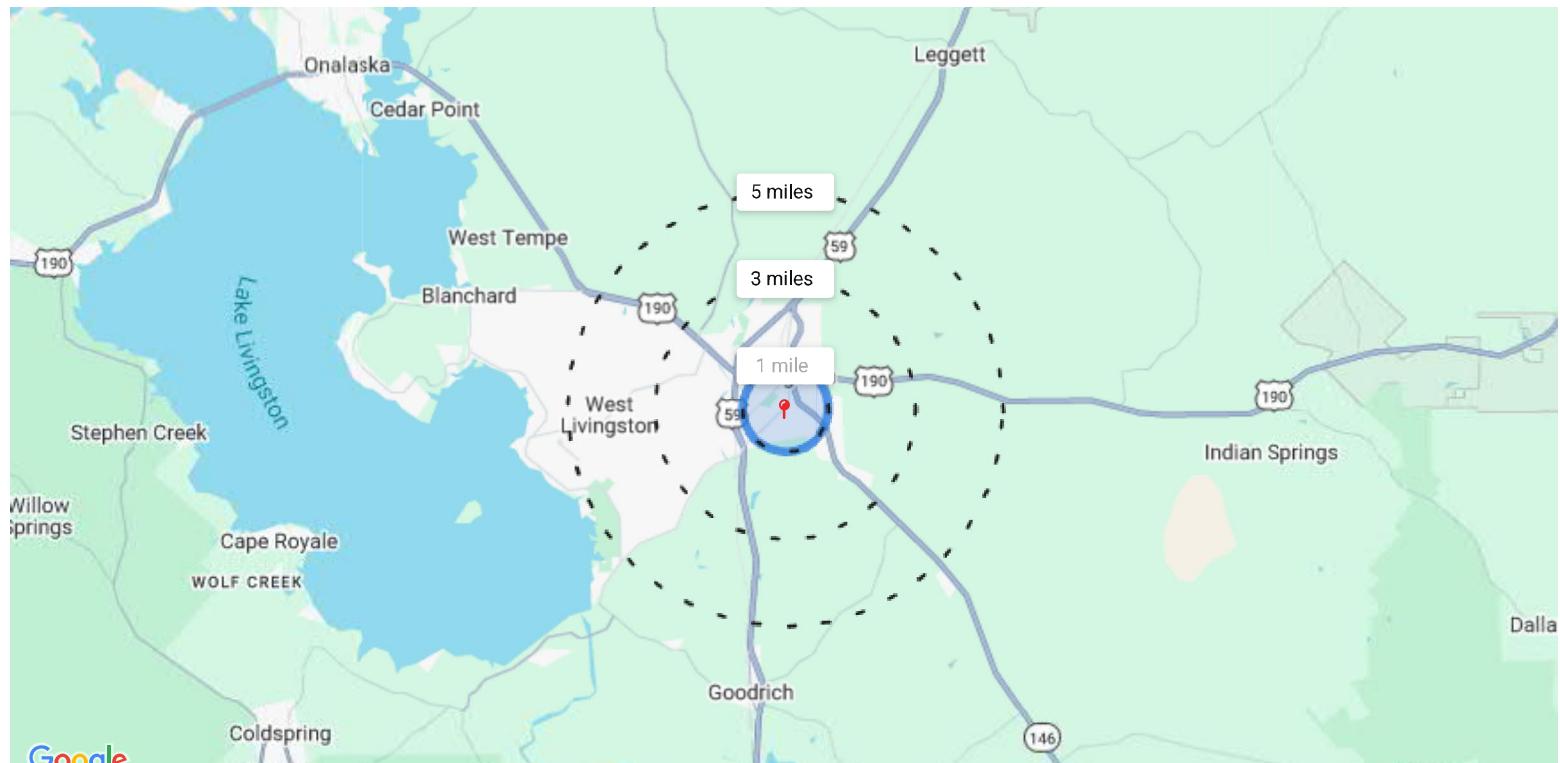
Listing Type	Direct	RSF	620 SF
Rate (Per SF)	\$2.42 / SF / MO	Lease Type	Net
Lease term	1-2 years	Total Rate (Per SF/MO)	\$2.42
Total Monthly Rent	\$1,500	Days on Market	0 days



Property Photos (10 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

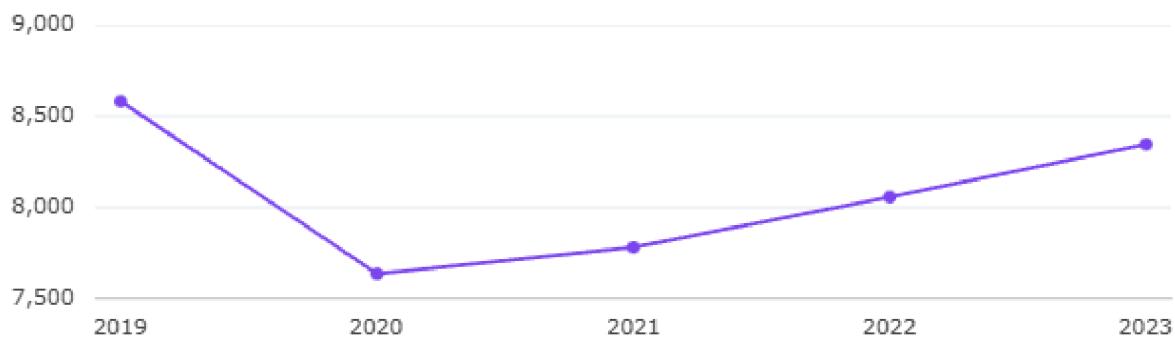
8,344

↑ 3%

Compared to 8,055 in 2022

↓ 2%

Compared to 8,580 in 2019



Household Income

\$55.5k

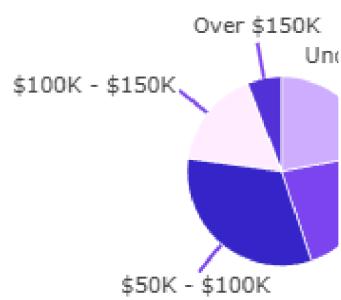
Median Income

\$73.2k

2028 Estimate

↑ 32%

Growth Rate



Age Demographics

38

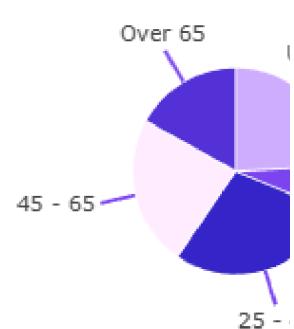
Median Age

37

2028 Estimate

↓ 4%

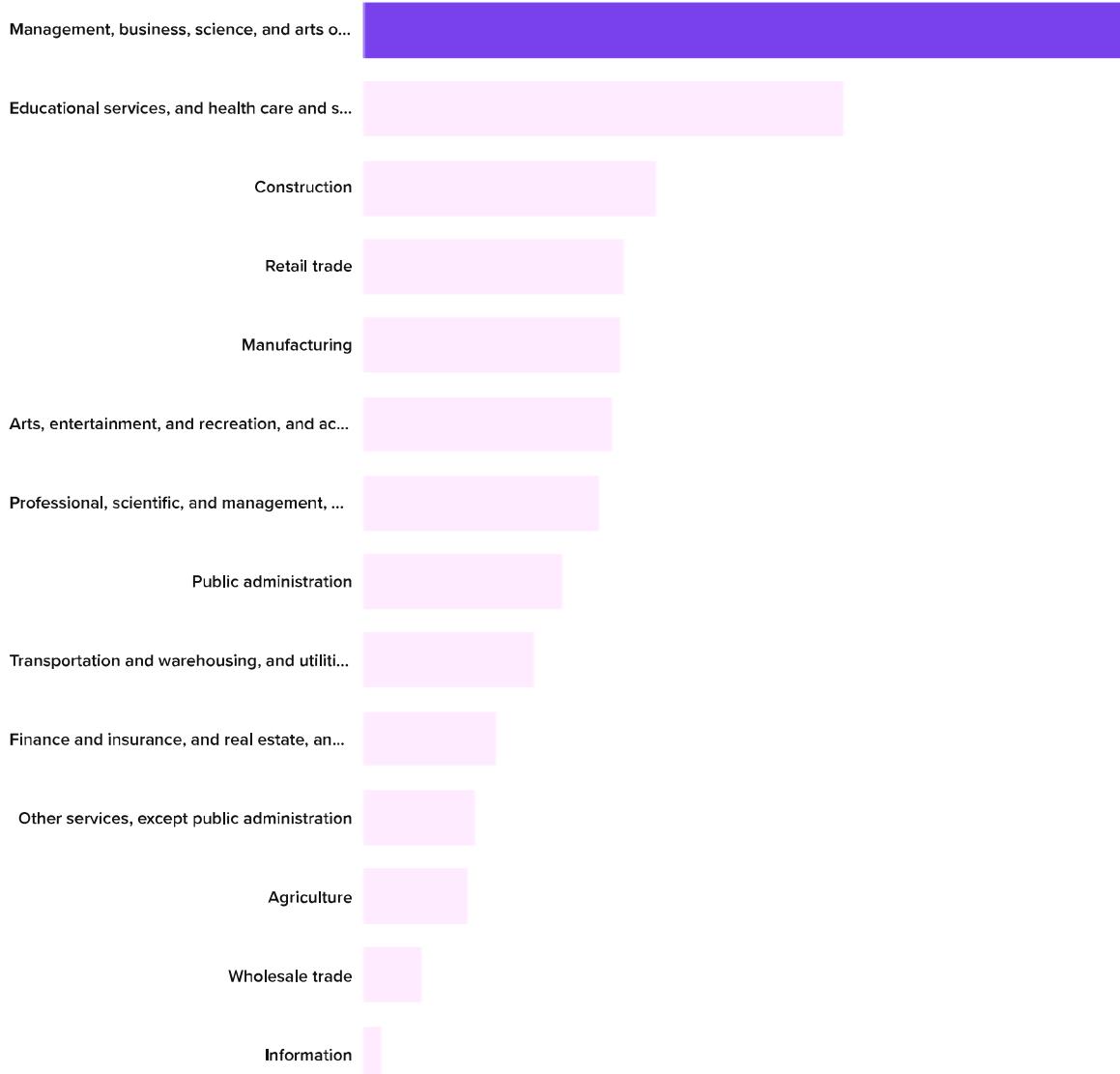
Growth Rate



Number of Employees

6,831

Top Employment Categories



Housing Occupancy Ratio

3:1

7:1 predicted
by 2028



Renter to Homeowner Ratio

1:2

1:1 predicted
by 2028

