

FOR SALE

\$1,300,000

+/- 3.72 ACRES OF DEVELOPABLE LAND
112 ROY HILL ROAD, SILSBEE, TX 77656



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PROPERTY HIGHLIGHTS



Location

112 Roy Hill Road
Silsbee, TX 77656



Asking Price

\$1,300,000



Size

+/- 3.72 AC of Developable Land

Contact:

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- Outstanding +/- 3.72 acre development opportunity in Silsbee, TX.

- This site has received city approval for a master-planned project featuring a Holiday Inn Express, Denny's, a convenience store, and a retail strip—positioning it as a key commercial hub in Silsbee.

- The site is approximately +/- 290 feet away from the nearby Edwards-Johnson Memorial Silsbee Middle School.

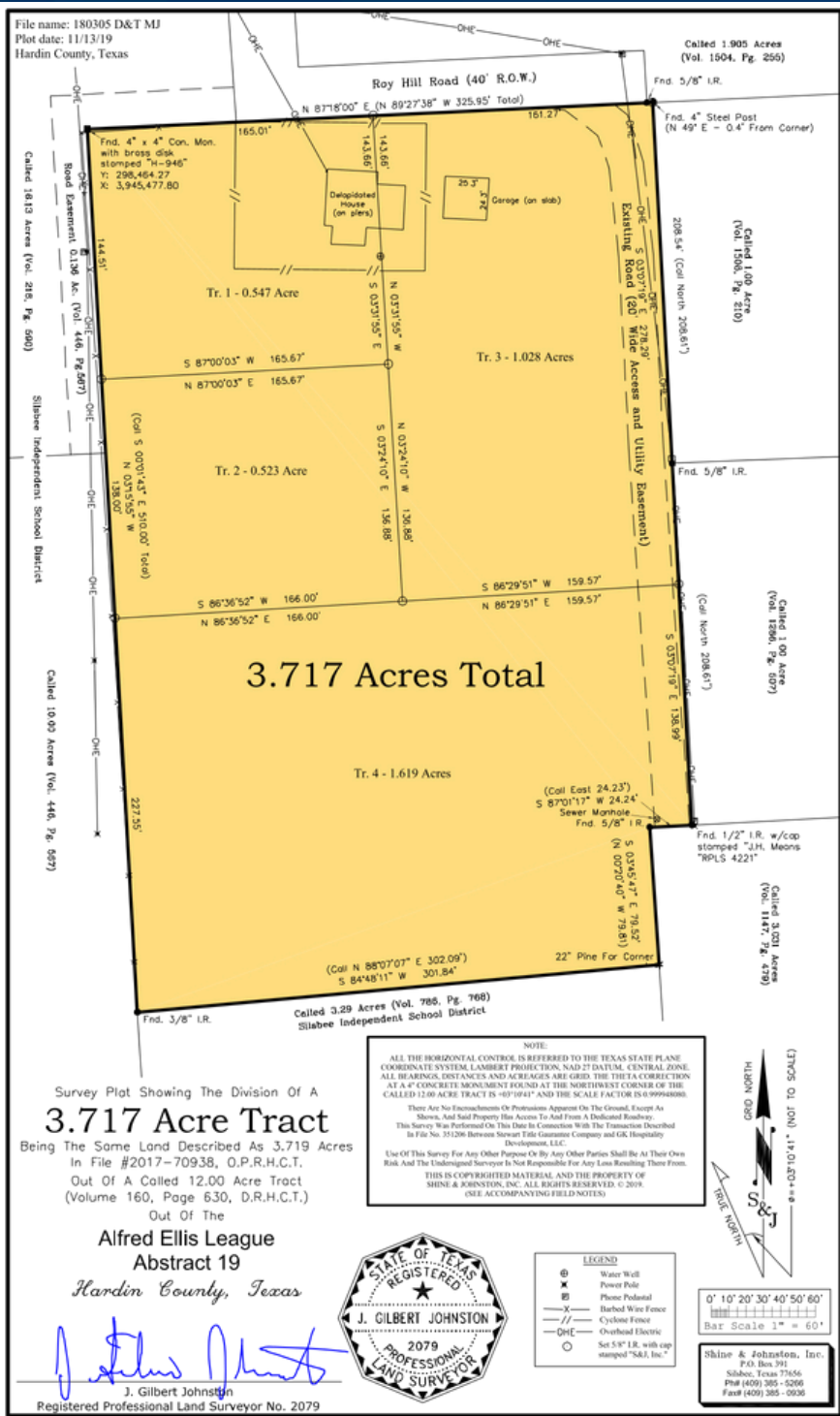
- Approximately +/- 1.2 miles to Hwy 96 S, and less than +/- 2.5 miles to Hwy 96 N.

- Recent surveys and due diligence materials available upon signing an NDA.





SITE

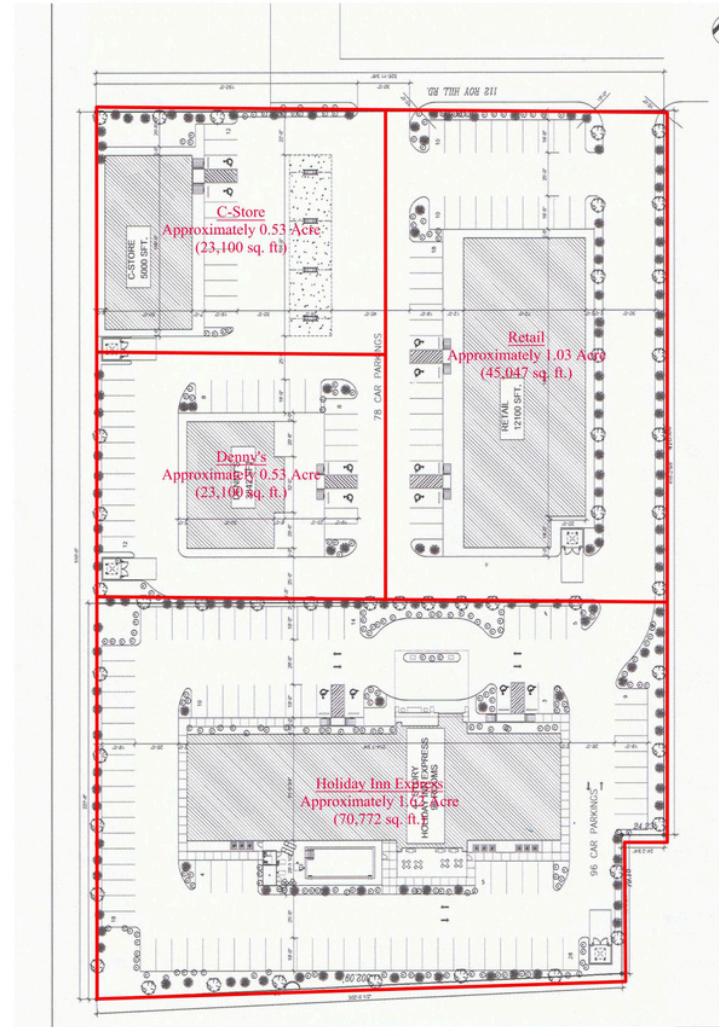


PLANNED DEVELOPMENT



File name: 180305 Sketch ERP
Plot date: 04/16/18
Hardin County, Texas

Shine & Johnston, Inc.
P.O. Box 391
Sillbree, Texas 77655
Ph# (409) 385 - 5266
Fax# (409) 385 - 0936



Sketch Showing Division Of Called
3.719 Acre Tract
In The
Alfred Ellis League
Abstract 19
Hardin County, Texas

Prepared in the offices of Shine & Johnston, Inc.

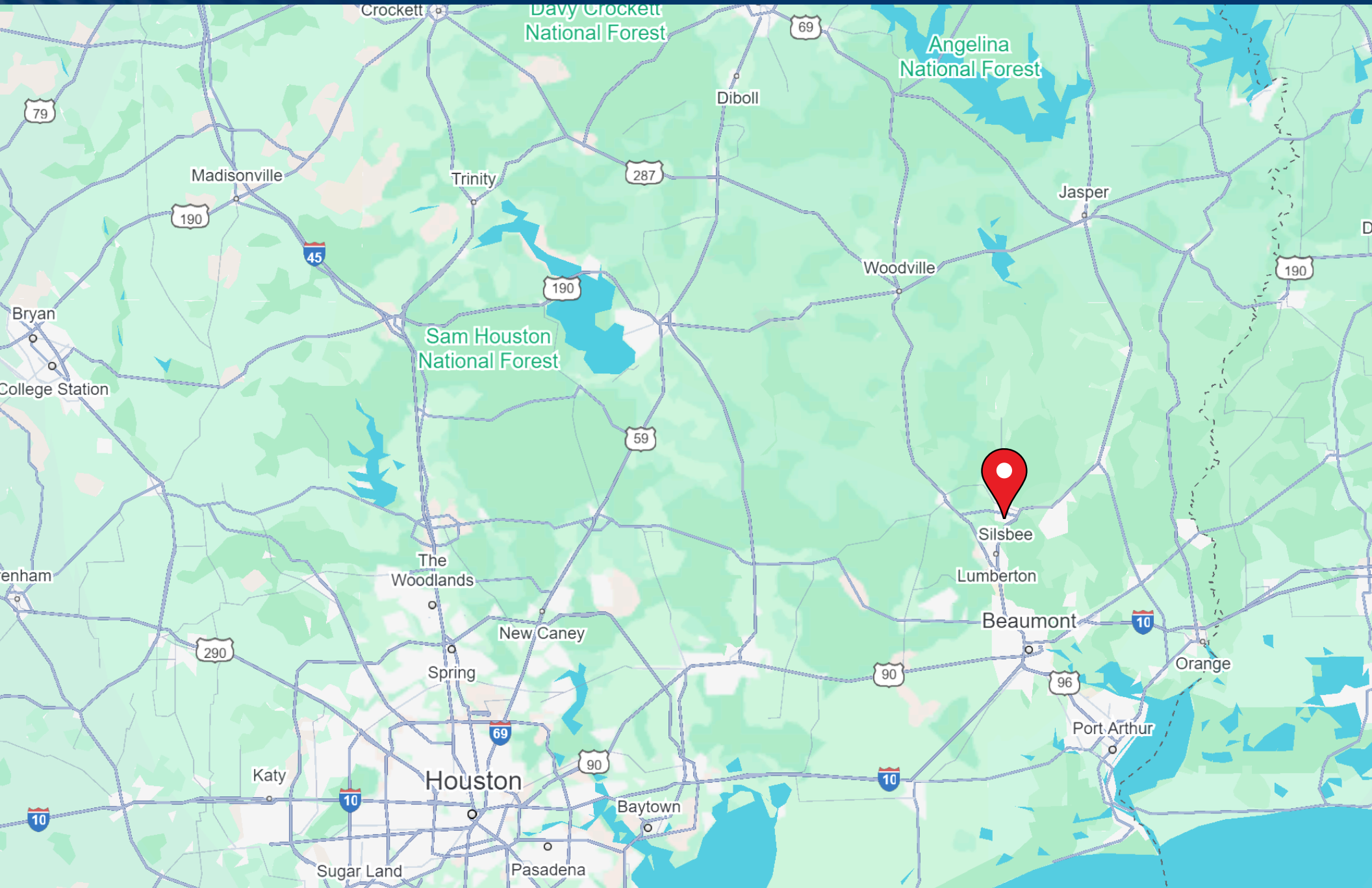


0' 10' 20' 30' 40' 50' 60'
Bar Scale 1" = 60'

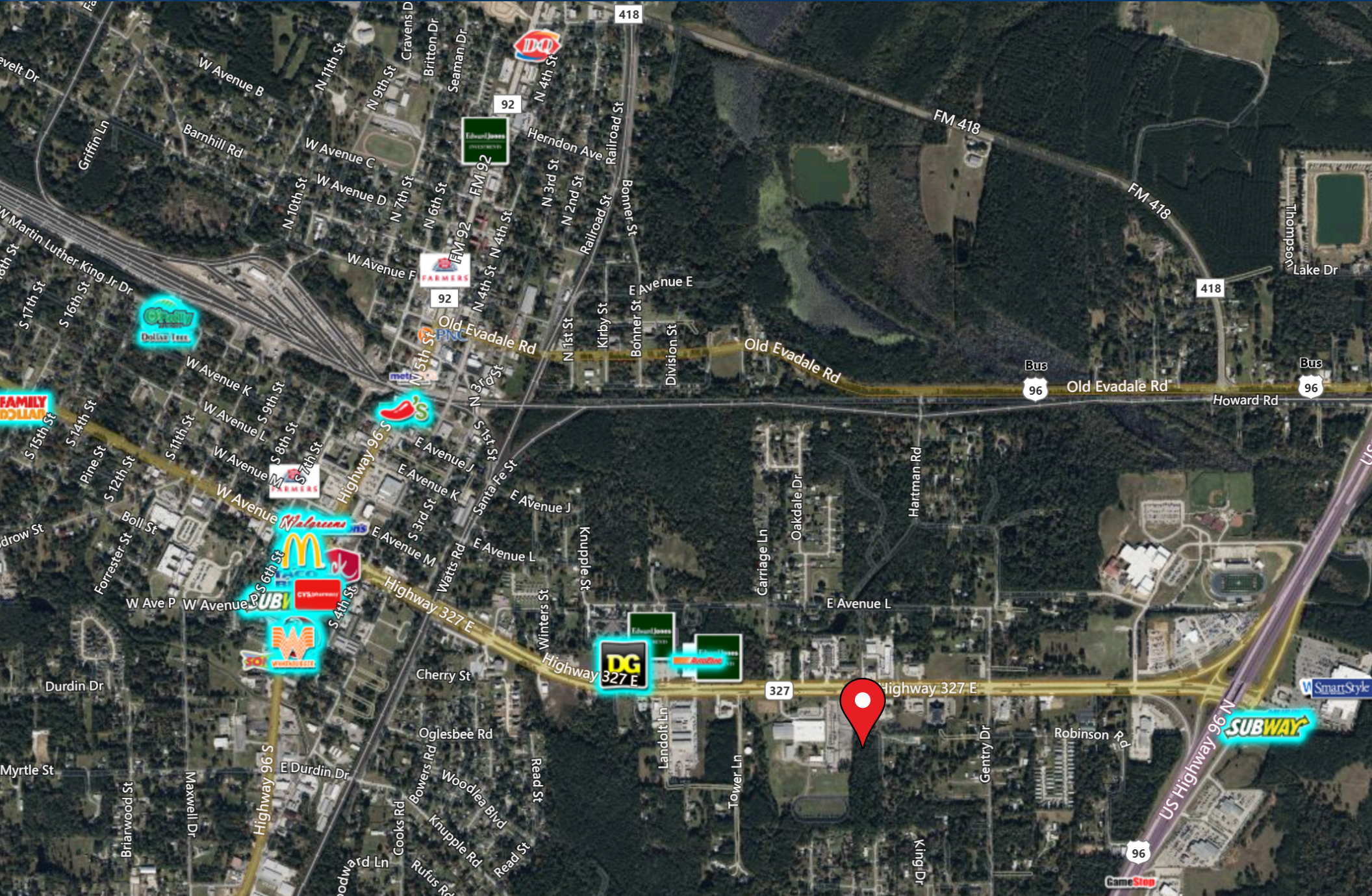
PLANNED DEVELOPMENT



LOCATION MAP



MARKET AERIAL



DEMOGRAPHIC SUMMARY

112 Roy Hill Rd, Silsbee, Texas, 77656

Ring of 5 miles

KEY FACTS

15,510

Population



6,085

Households

41.1

Median Age

\$55,047

Median Disposable Income

EDUCATION

9.4%

No High School Diploma



42.0%

High School Graduate



30.2%

Some College/
Associate's Degree



18.4%

Bachelor's/Grad
/ Prof Degree



15,510

2023 Total
Population (Esri)

INCOME



\$66,464

Median Household
Income



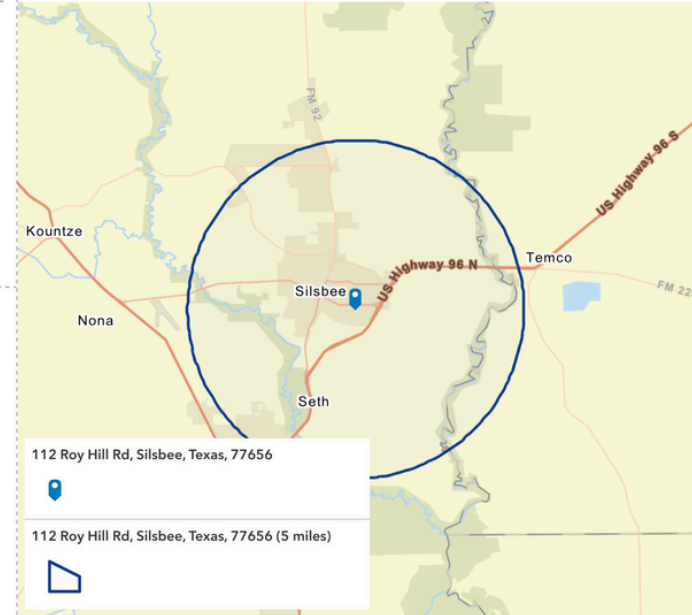
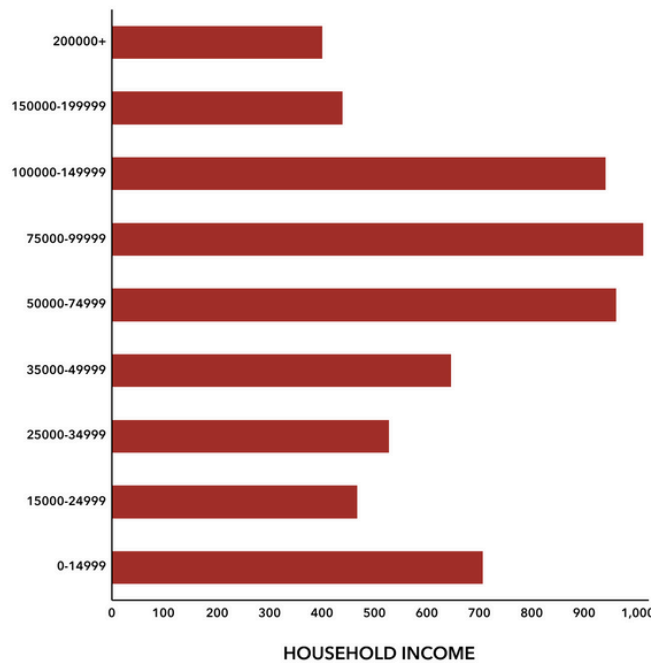
\$34,802

Per Capita Income



\$194,679

Median Net Worth



112 Roy Hill Rd, Silsbee, Texas, 77656



112 Roy Hill Rd, Silsbee, Texas, 77656 (5 miles)



EMPLOYMENT



White Collar

56.4%



Blue Collar

33.8%



Services

13.2%

3.9%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



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