



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
- 8 Unit Apartment Complex
- Tiny Home
- High Traffic Area - 6,211 cars passing daily at the nearb Hwy 190/Hwy 356 intersection (per TxDOT)
- Approx. 5000 sf Additional Covered Area



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

ADDRESS

1985 N. FM 356

COUNTY

Polk

APN

10044-0005-00

DIMENSIONS

50x250 (per survey)

RETAIL / WAREHOUSES

UNITS

1,2 or 3

PAVED PARKING (SQFT)

~30,000 Concrete

YEAR BUILT

1983 CAD

EXTERIOR WALLS

Metal

GROSS BUILDING SQFT

12,500 + 750 Mezzanine

LAND AREA

+/- 5 acres

FOUNDATION

Slab

ROOF

Metal

PROPERTY ATTRIBUTES

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

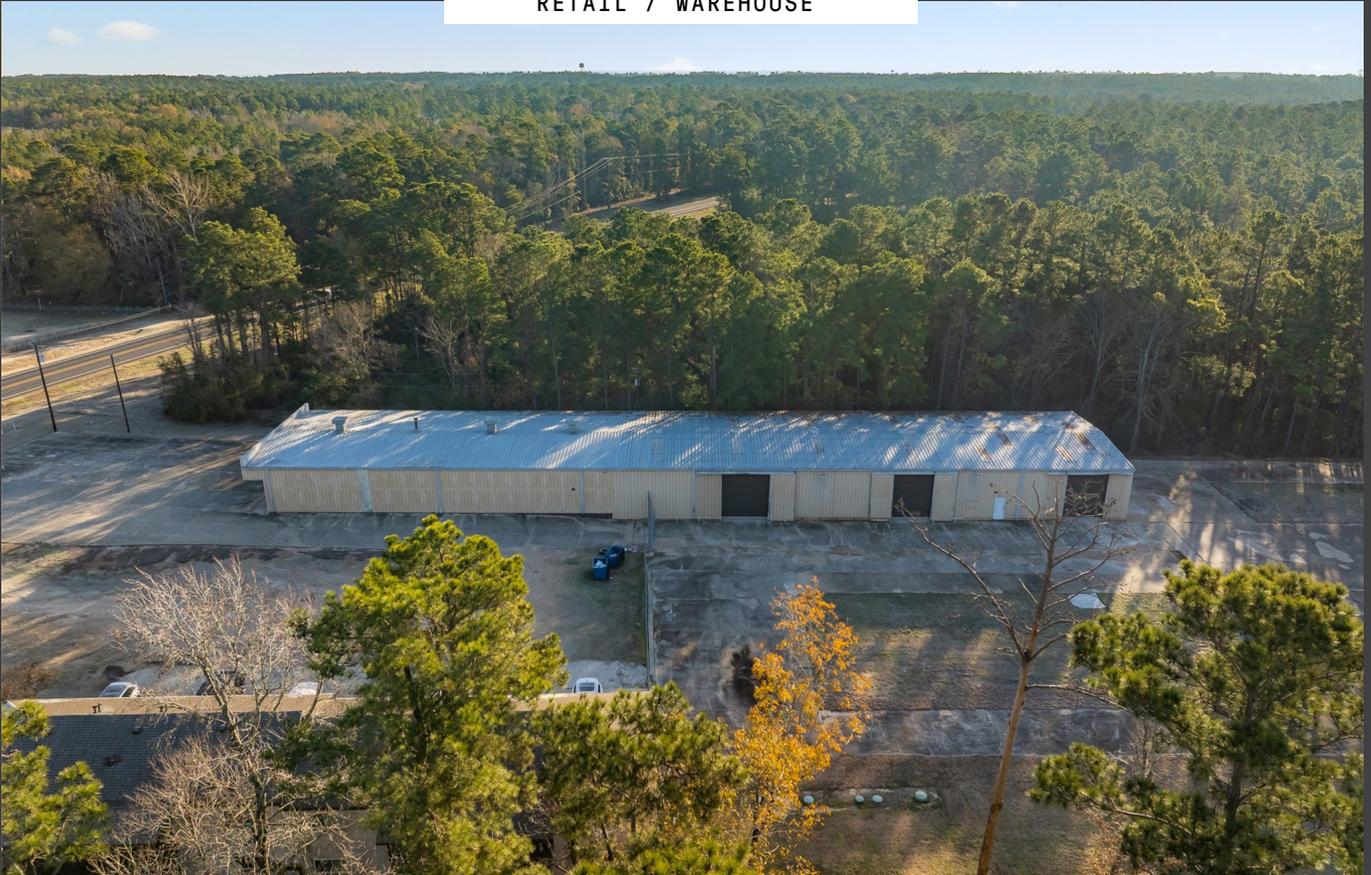
- 5,000 sq. ft. of prime retail space with high visibility from the FM road
- 7,500 sq. ft. of warehouse space, featuring 3 industrial roll-up doors
- 750 sq. ft. mezzanine/loft for additional storage with potential to convert to office space or interior on-site manager's residence.
- Updated 3 Industrial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



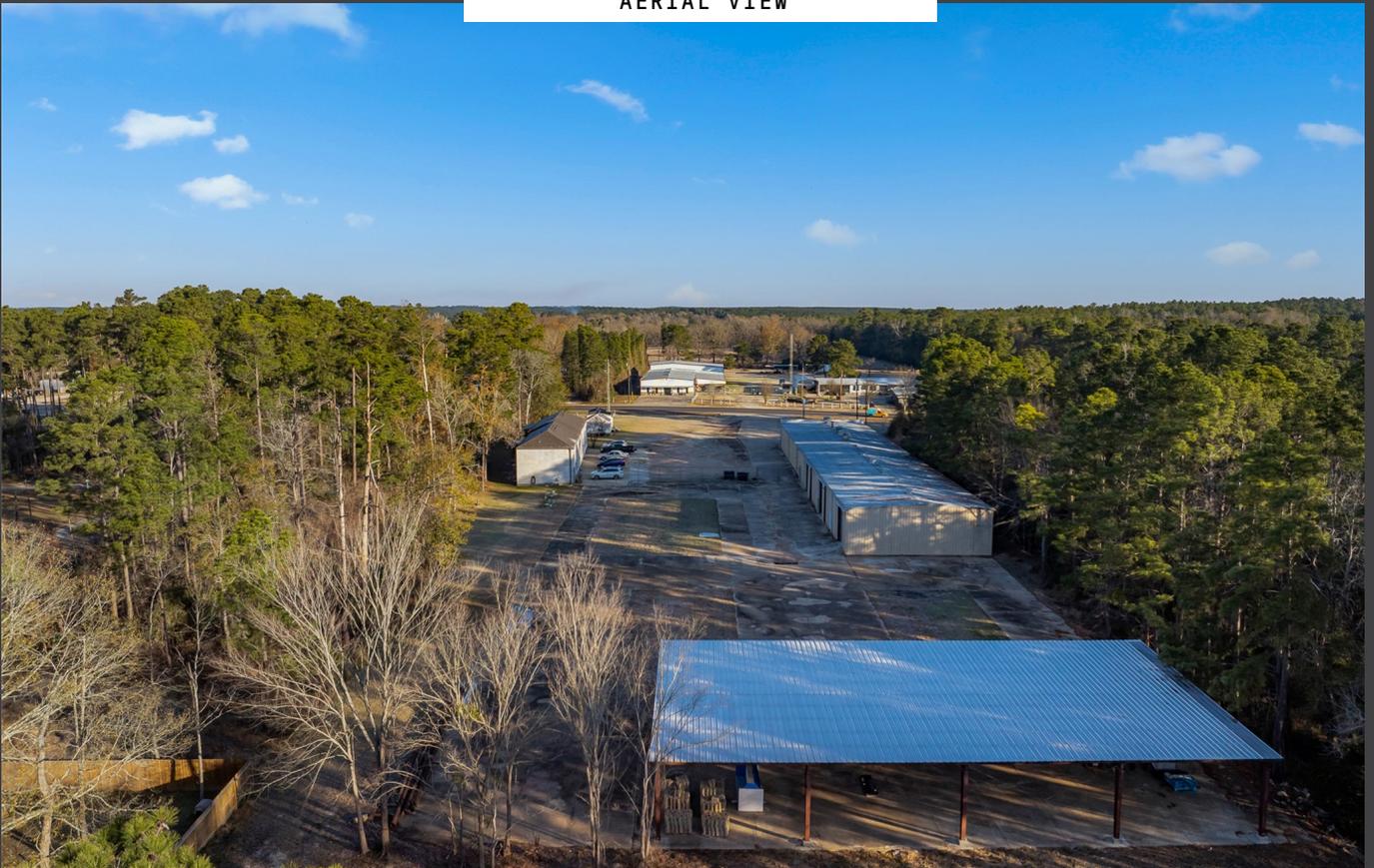
RETAIL / WAREHOUSE



TINY HOME, ADDITIONAL AMENITIES

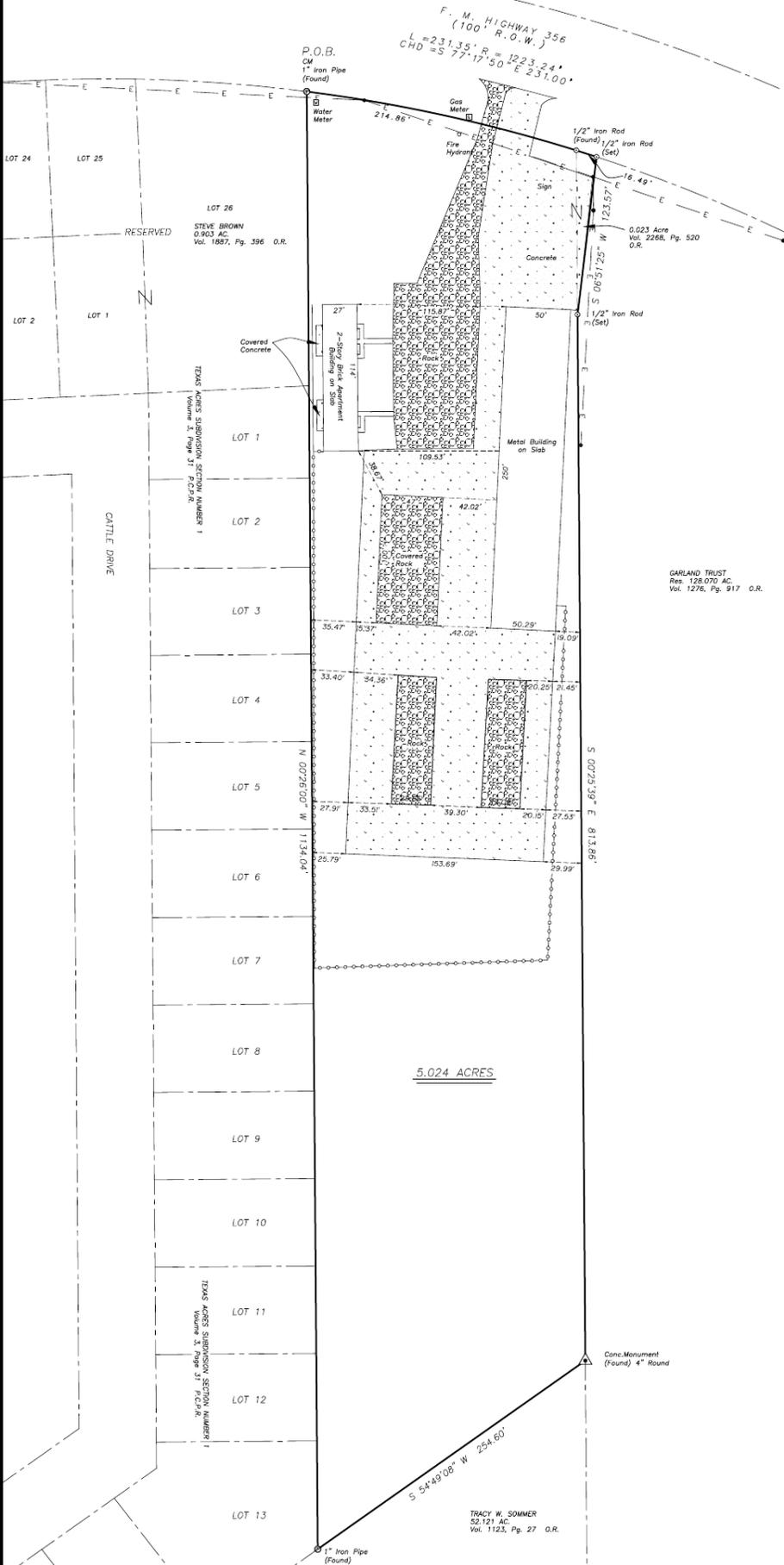
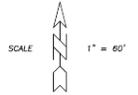


AERIAL VIEW



Survey

BEARINGS ARE BASED ON DEED CALL OF THE WEST LINE OF THE CALLED 5.00 ACRE TRACT DESCRIBED IN VOLUME 486, PAGE 480 OF THE POLK COUNTY OFFICIAL RECORDS.
 CM DENOTES CONTROLLING MONUMENT.
 -E- DENOTES ELECTRIC LINE.
 -D- DENOTES CHAIN LINK FENCE.
 BUYERS:
 SCOTTIE VANDIVER and
 RHONDA VANDIVER
 1985 & 2001 M. FM 356
 ONALASKA, TEXAS 77360



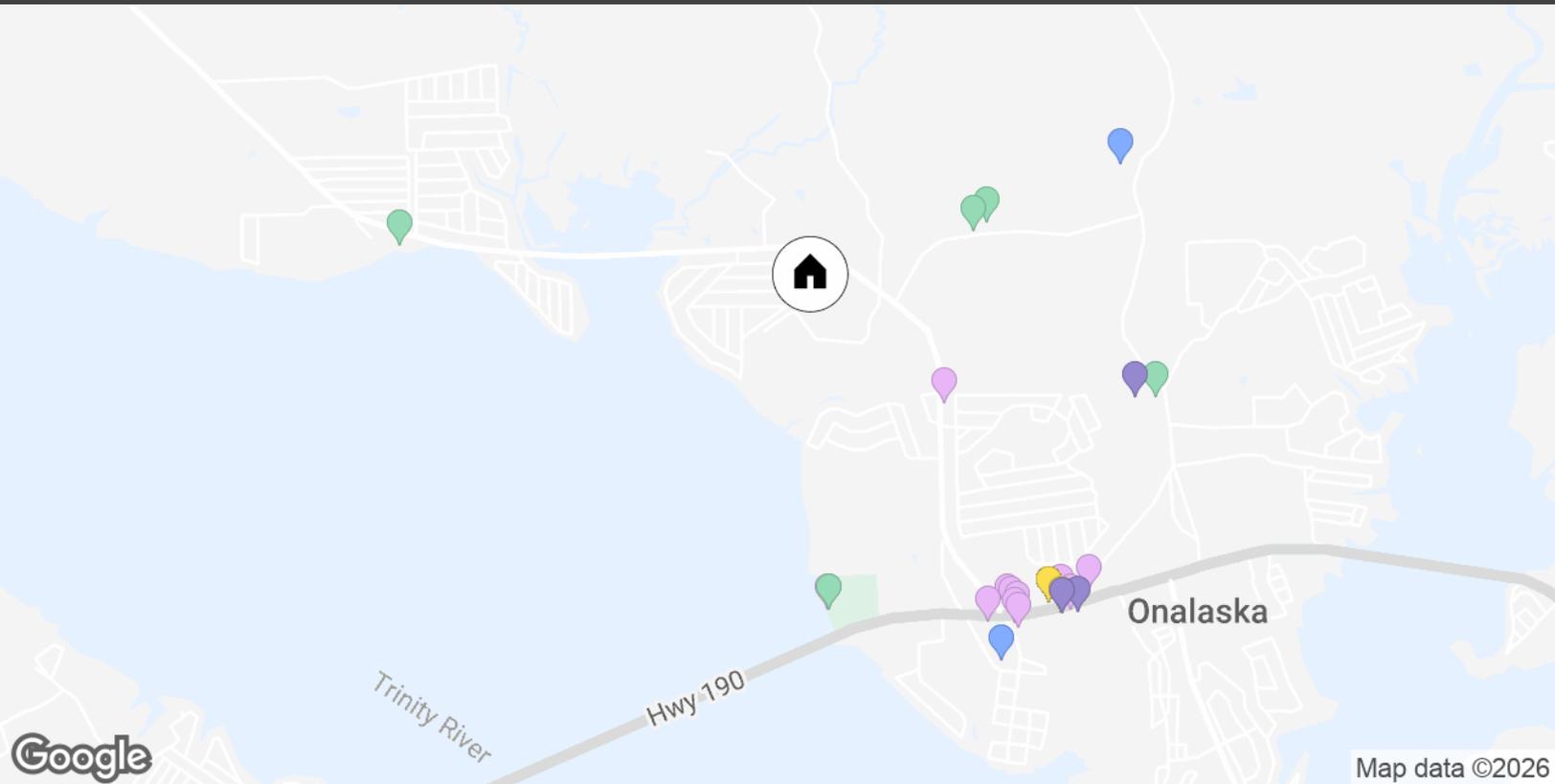
NOTES:
 THERE ARE CITY OF ONALASKA GAS LINE MARKERS ALONG THE NORTH LINE OF THIS TRACT.
 THE ADDRESS STATED HEREON IS FOR REFERENCE PURPOSES ONLY.
 Reference Commitment for Title Insurance issued by Alamo Title Insurance, OF No. AUT-20068216A, having an effective date of June 12, 2020 and an issue date of July 2, 2020. No further research for easements or encumbrances was performed by Livingston Surveying & Mapping.
 Item 10(h) of said commitment for title insurance mentions an easement dated July 1, 1983, executed by William K. Sanders to Sam Houston Electric Cooperative, Inc. recorded in Volume 438, Page 820, Deed Records of Polk County. (As to Tract One). Said easement is a blanket easement.
 Item 10(i) of said commitment for title insurance mentions an easement dated May 29, 1984, executed by George B. Hanson and William K. Sanders to Sam Houston Electric Cooperative, Inc. recorded in Volume 463, Page 513, Deed Records of Polk County. (As to Tract One). Said easement is a blanket easement.
 Item 10(j) of said commitment for title insurance mentions an easement dated May 29, 1984, executed by George B. Hanson and William K. Sanders to Sam Houston Electric Cooperative, Inc. recorded in Volume 463, Page 513, Deed Records of Polk County. (As to Tract One). Said easement is a blanket easement.
 Item 10(k) of said commitment for title insurance mentions an easement dated May 29, 1984, executed by George B. Hanson and William K. Sanders to Sam Houston Electric Cooperative, Inc. recorded in Volume 459, Page 204, Deed Records of Polk County. (As to Tract One). Said easement is a blanket easement.
 Item 10(l) of said commitment for title insurance mentions a right of way executed by Charlie Edgar Cook and wife, Flossie Sheffield Cook to East Texas Transmission Corporation dated June 16, 1952, as recorded in Volume 155, Page 533, Deed Records of Polk County, Texas. This right of way does not affect this tract.
 Item 10(m) of said commitment for title insurance mentions a right of way executed by Charlie Cook to the state of Texas dated March 29, 1958, as recorded in Volume 176, Page 533, Deed Records of Polk County, Texas. This right of way is within F.M. Highway 356.

SURVEY PLAT SHOWING
 5.024 ACRES OF LAND SITUATED IN THE A. M. DE LA JARZA SURVEY, A-44, POLK COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 5.00 ACRE TRACT DESCRIBED IN A DEED FROM GEORGE B. HANSON TO HANSON & COLICHA ENTERPRISES, INC., DATED MARCH 19, 1985 AND RECORDED IN VOLUME 486, PAGE 480 OF THE OFFICIAL RECORDS OF SAID COUNTY AND ALL OF THAT CERTAIN CALLED 0.023 ACRE TRACT DESCRIBED IN A DEED FROM GARLAND TRUST TO HANSON & COLICHA ENTERPRISES, INC., DATED FEBRUARY 21, 2005 AND RECORDED IN VOLUME 2268, PAGE 520 OF SAID OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

TO THE LIENHOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:
 I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 SURVEYED: JUNE 19, 2020

BY: *Gerald L. Wright*
 GERALD L. WRIGHT, R.P.L.S., No. 5334, TEXAS
 FIRM REGISTRATION NO. 10128800

Local Map



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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