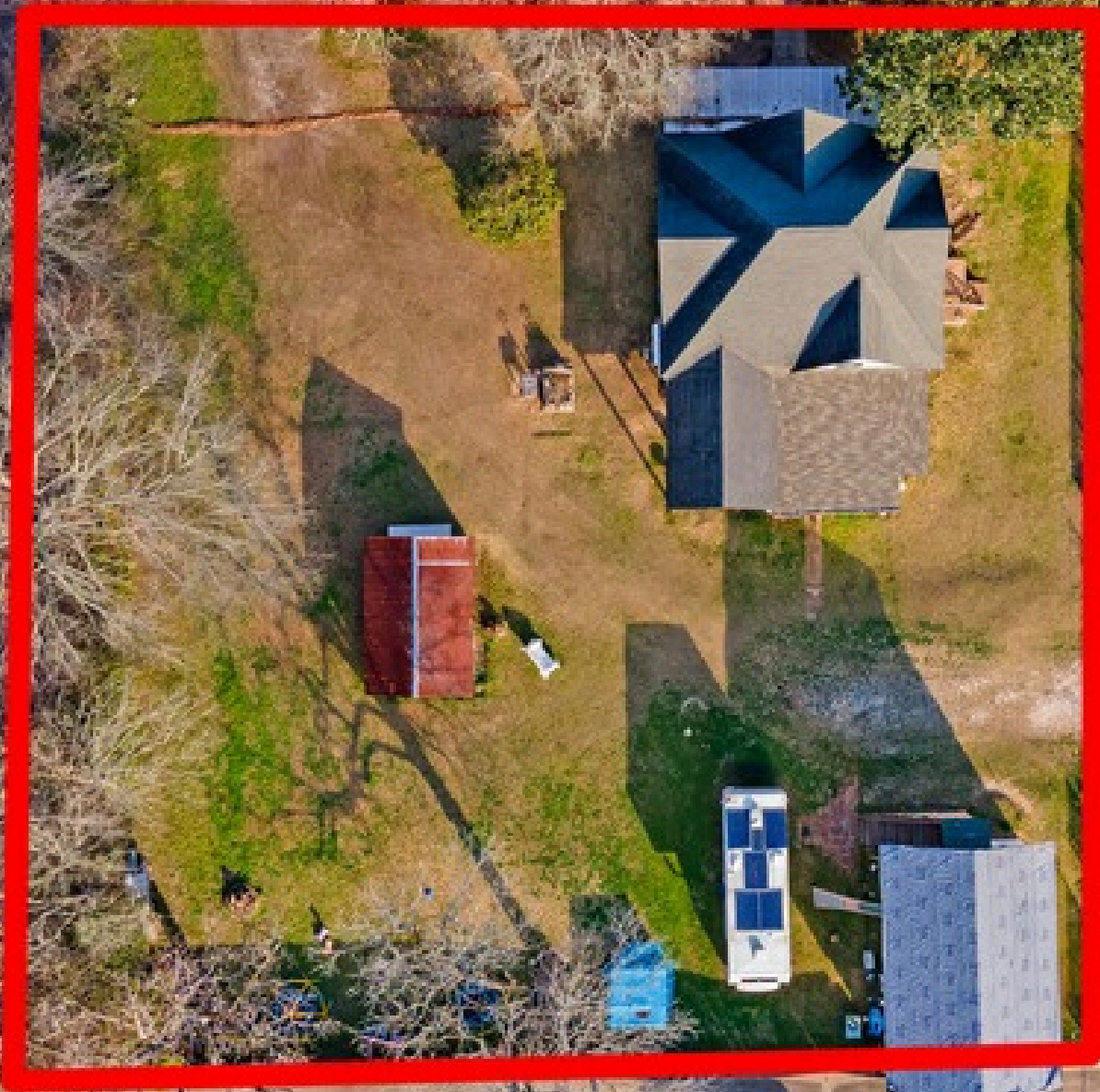


**THE
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COMMERCIAL SITE NEAR US-190 FOR SALE

304 W WHEAT ST. | WOODVILLE, TX 75979



OFFERING SUMMARY

SALE PRICE

\$200,000

PROPERTY TYPE

SPECIAL PURPOSE

YEAR BUILT

1930

LOT SIZE

19,899 SF

BUILDING SIZE

2,392 SF

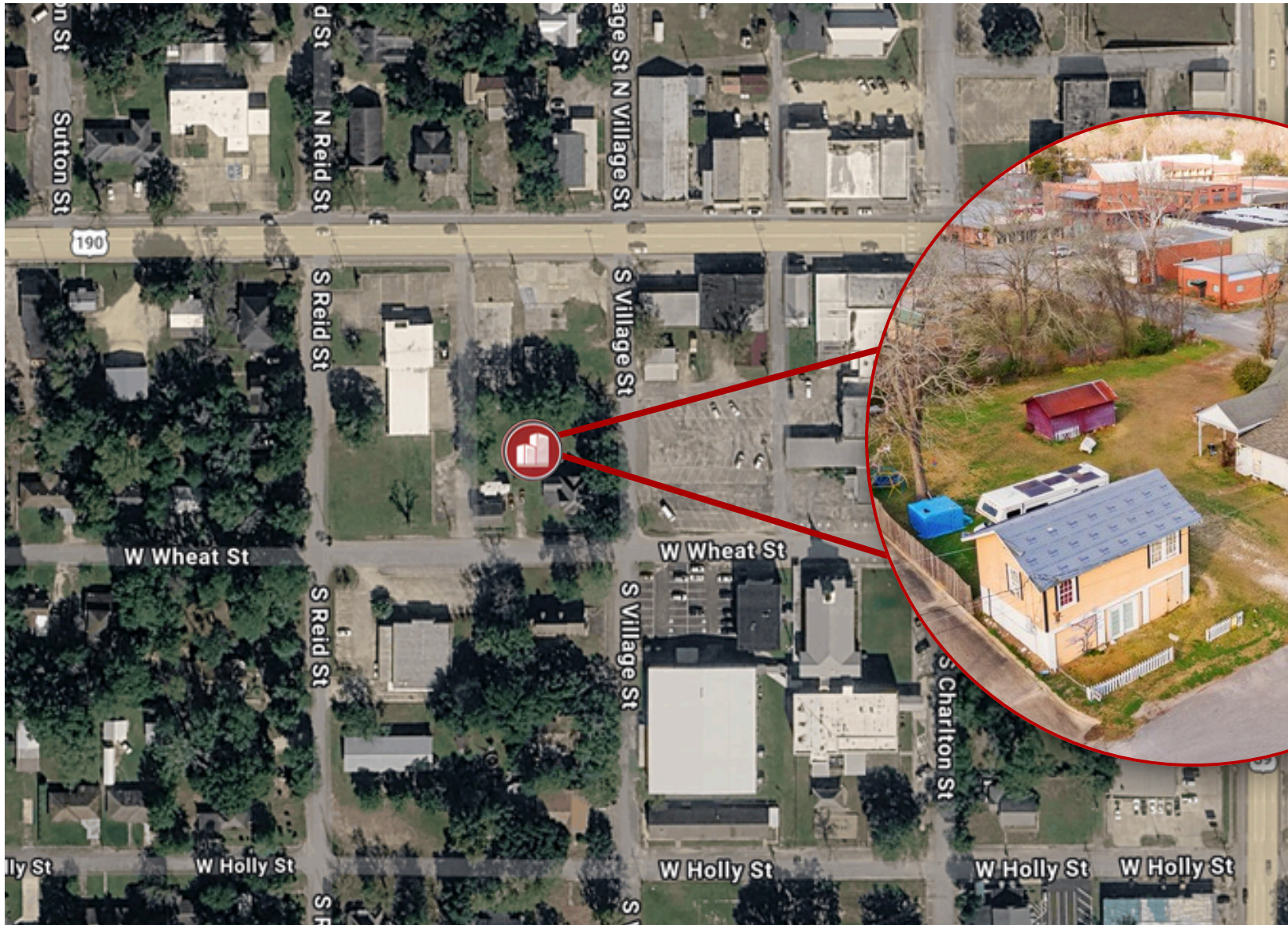
PROPERTY HIGHLIGHTS

- .43-acre corner lot
- 1,916 SF Main Building with flexible layout for office, retail, or mixed-use conversion
- 900 SF Guest House ideal for additional income, office space, or short-term rental
- Close proximity to local businesses, courthouse, and daily traffic drivers
- Flexible-use property positioned near a key highway corridor

304 W WHEAT ST. | FOR SALE

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Aerial Map



Property Photos



Demographics



Flexible-use property with strong commercial potential located just off US-190 in Woodville. Featuring 1,916 SF on a .43-acre corner lot, this property offers excellent adaptability for office, retail, or mixed-use applications, with multiple rooms, existing parking, and high visibility near a primary traffic corridor.

	1 Mile	3 Miles	5 Miles
Total population	1,227	3,562	5,253
Workday Population	414	1,191	1,740
Total household	525	1,388	1,860
Average household income	\$148,907	\$148,158	\$134,554
Average age	41.3	41.1	40.5
Male Population	601	1,863	2,932
Female Population	629	1,702	2,323

Demographics data derived from AlphaMap

Market Overview

Woodville, Texas is a regional hub located in Tyler County in Southeast Texas, positioned along U.S. Highway 69/287 between Lufkin and Beaumont. Its strategic location provides connectivity to key regional markets while maintaining a small-town environment that serves as a commercial and service center for surrounding rural communities. Woodville's accessibility and role as a county seat support steady economic activity and long-term stability.

The area benefits from consistent local demand driven by its role as a central location for retail, healthcare, education, and government services. Residential development has remained stable, supporting ongoing demand for neighborhood retail and service-oriented businesses. Its proximity to outdoor recreational destinations, including the Big Thicket National Preserve, also contributes to tourism-related activity and seasonal visitation.

Woodville's economy is supported by a mix of government services, healthcare, education, retail, timber, agriculture, and light manufacturing. The presence of county offices, school districts, and regional healthcare providers provides a stable employment base. Additionally, the timber and forestry industries play a significant role in the local economy, contributing to both employment and industrial activity.

From a real estate perspective, Woodville offers opportunities supported by limited commercial inventory, stable local demand, and relatively affordable land pricing. Investors and owner-users may benefit from the area's role as a regional service hub, as well as its accessibility to surrounding communities. As Southeast Texas continues to experience gradual economic growth, Woodville remains well-positioned for stable investment performance and long-term value potential.



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