

OFFERING MEMORANDUM

10390 U.S. 190 POINT
BLANK, TX 77364

This is a rare opportunity to develop or invest in one of the most versatile and well-located lakefront parcels on Lake Livingston.



**THE COMMERCIAL
PROFESSIONALS**

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PROPERTY SUMMARY

10390 U.S. 190 Point Blank, TX 77364

SALE PRICE: \$1,150,000

PROPERTY TYPE: Marina

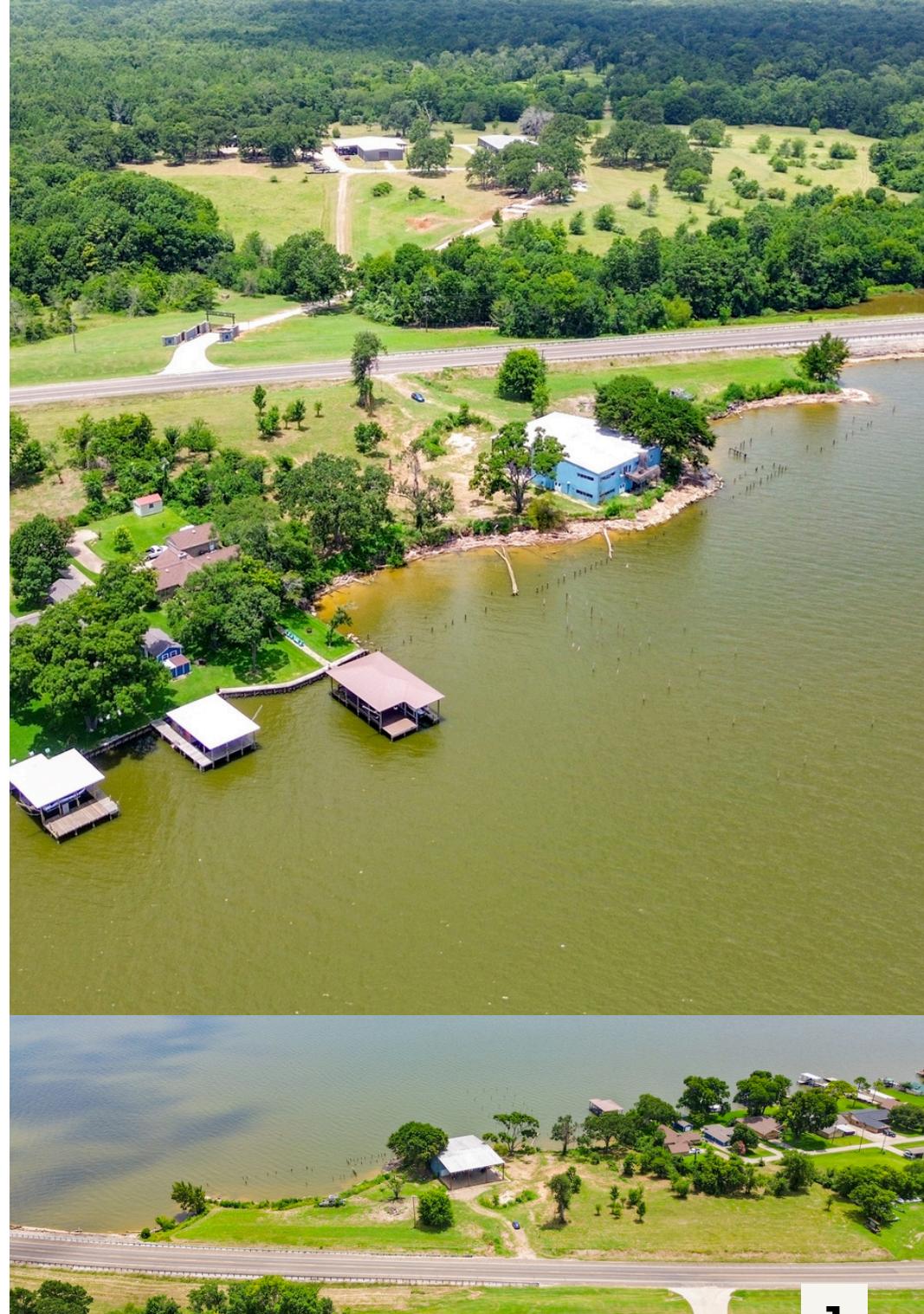
LOT SIZE: 3.8 Acres

Lake Livingston Waterfront Commercial Opportunity
- ±3.837 Acres with Hwy 190 Frontage.

Positioned along the shores of Lake Livingston, this ±3.837-acre unrestricted property offers approximately 627' feet of waterfront with excellent water depth—ideal for a wide range of commercial or recreational uses. With direct access to the high-traffic US Highway 190, the site ensures outstanding visibility and accessibility with 190 HWY frontage 759'.

Potential Uses Include:

Marina, boat storage, RV park, restaurant, family entertainment venue, boat repair shop, fishing pier, subdivide waterfront lots to build homes, waterfront condominium development, short term waterfront rentals and more.



PROPERTY HIGHLIGHTS

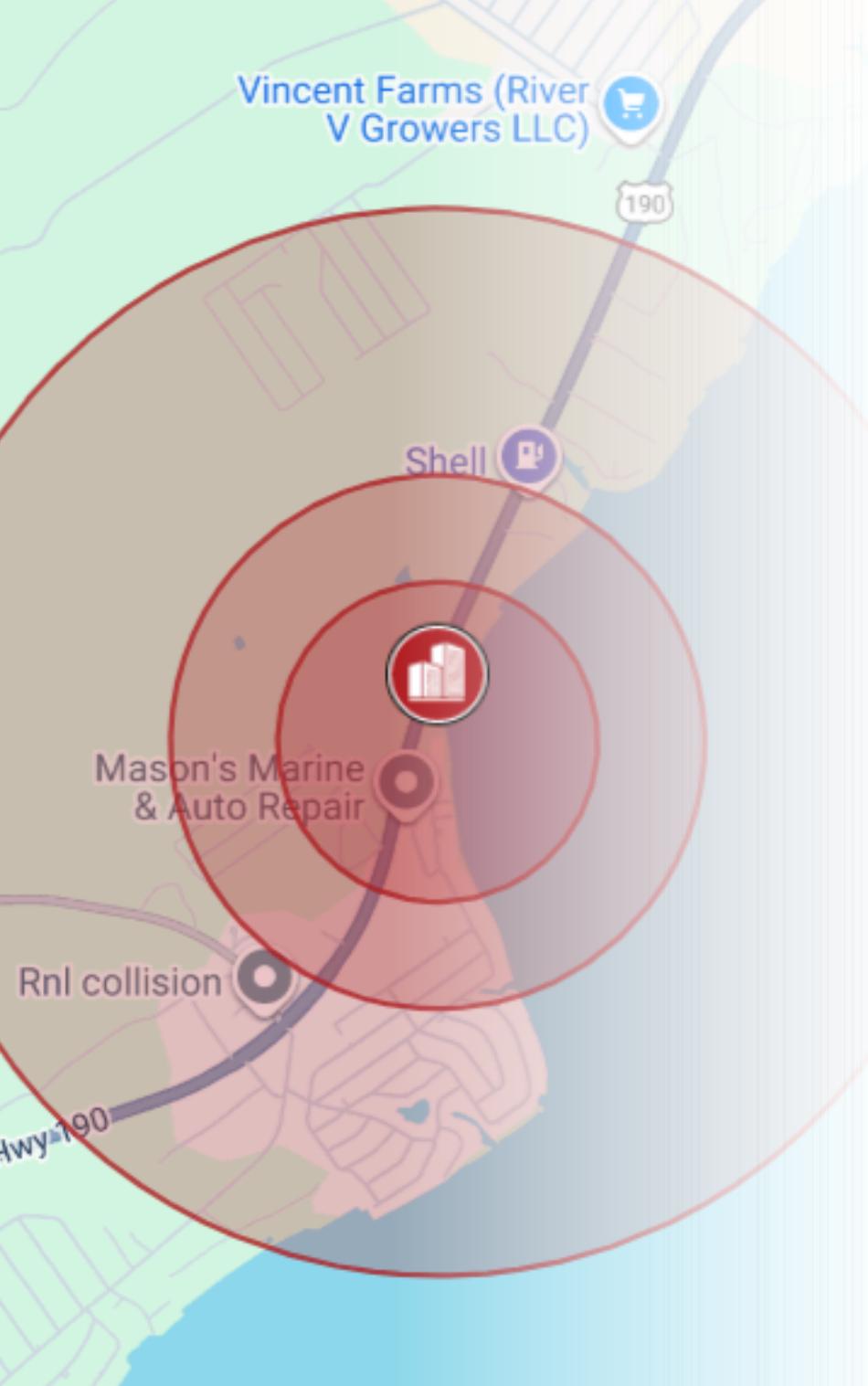
Waterfront Opportunity – 3.837 Acres on Lake Livingston with Hwy 190 Frontage

- Water frontage is 627', and 190hwy frontage 759'.
- Located on a large, highly trafficked recreational lake
- Direct access to US Highway 190
- VPD: 7,582
- 3 Phase Electrical Available
- Two-story building totaling **7,482 SF** with a porte-cochère (requires renovation)
- Unrestricted use: allows for flexible development opportunities

Ideal Uses Include:

- Marina
- Boat storage
- RV park
- Restaurant
- Family entertainment venue
- Boat repair shop
- Fishing pier
- Subdivide waterfront lots to build homes
- Waterfront Condominium development
- Short term waterfront rentals



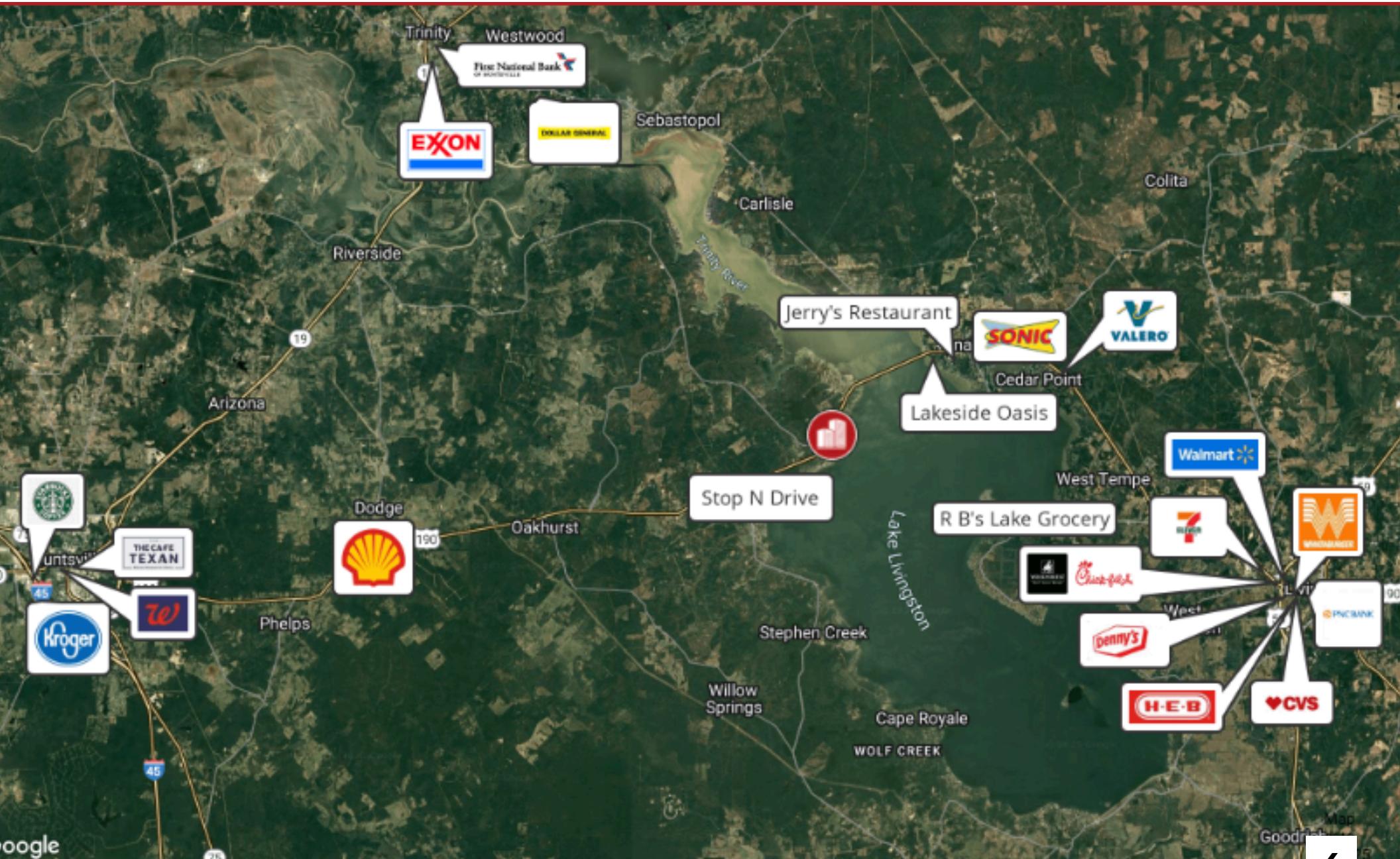


AREA OVERVIEW

From Onalaska, head west on US 190, cross the bridge, and continue for one mile. The property will be on the left—watch for the sign.

	0.3 Miles	0.5 Miles	1 Miles
Total households	6	43	156
Total population	13	93	340
Persons per household	2.2	2.2	2.2
Average household income	\$79,173	\$74,879	\$79,551
Average house value	\$248,039	\$244,788	\$248,325
Average age	54	54	54
Average age male	54	53	54
Average age female	54	54	54

RETAILER MAP





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