



**WATERFRONT OPPORTUNITY – 3.837 ACRES ON
LAKE LIVINGSTON WITH HWY 190 FRONTAGE**

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2800 POST OAK BLVD SUITE
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10390 U.S. 190 | POINT BLANK, TX 77364



OFFERING SUMMARY

SALES PRICE

\$1,150,000

PROPERTY TYPE

MARINA

LOT SIZE

3.8 ACRES

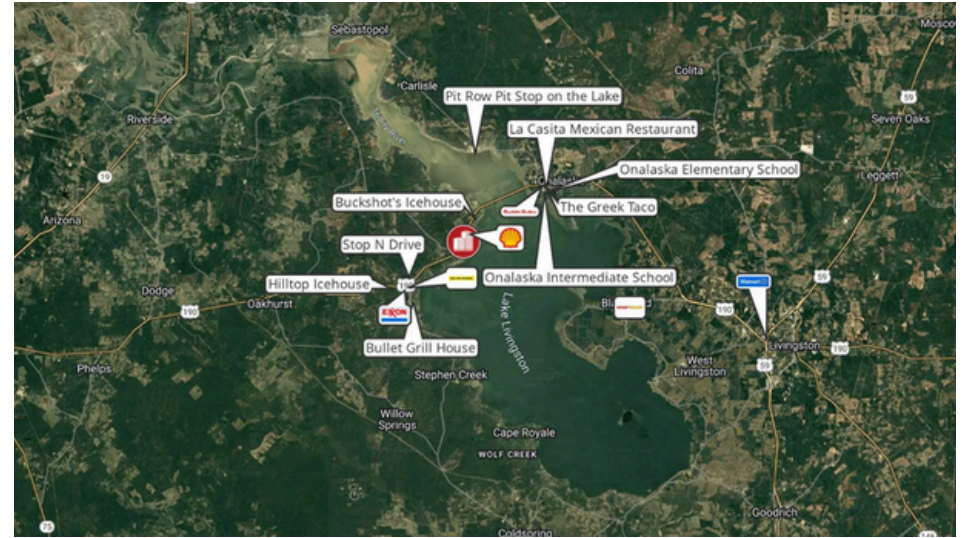
PROPERTY HIGHLIGHTS

- 3.837-acre unrestricted site on Lake Livingston
- 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

Aerial Map

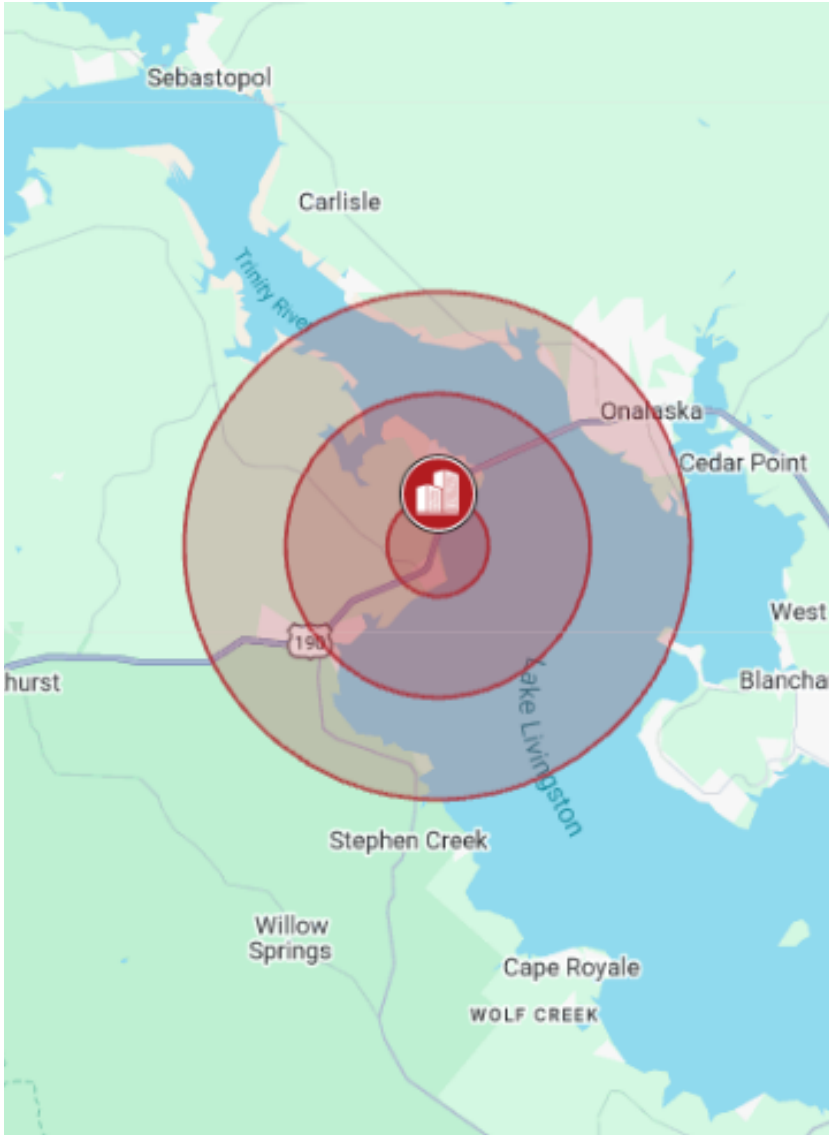


Property Photos



Demographics

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.



	1 Mile	3 Miles	5 Miles
Total population	57	171	285
Workday Population	23	227	615
Total household	8	24	45
Average household income	\$227,222	\$681,666	\$1,136,110
Average age	46.7	46.1	45.4
Male Population	47.6	142.8	238
Female Population	47.6	142.8	238

Demographics data derived from AlphaMap

Market Overview

A Secluded Lakeside Haven with Growing Appeal

Point Blank, Texas, entering mid-2026, stands out as a scenic and tranquil market nestled on the western shores of Lake Livingston in San Jacinto County. Positioned away from the bustling traffic of major metropolitan hubs, this hidden gem offers a unique combination of peaceful, rural charm and immediate access to one of the largest reservoirs in the state. The local economy is intimately tied to its natural surroundings, making it a highly desirable destination for retirees, remote professionals, and those seeking a slower pace of life.

High Demand for Recreational and Waterfront Properties

The residential real estate market in Point Blank is heavily anchored by its seasonal, vacation, and waterfront housing inventory. Homebuyers are consistently drawn to the area's competitive property pricing, which features a diverse mix of lakeside estates, established stilt homes, and affordable interior lots within active subdivision communities. This consistent demand for secondary residences and weekend getaways keeps the local housing market resilient, supporting steady property appreciation for prime lake-view acreage.

Niche Commercial and Tourism-Driven Growth

Commercial activity in Point Blank is tailored to support its local population and the seasonal influx of water sports enthusiasts, fishermen, and campers. The business landscape is primarily comprised of convenience retail, marine supply stores, local dining establishments, and RV parks situated along the State Highway 156 corridor. This infrastructure ensures low commercial vacancy for properties serving the tourism sector, reflecting a stable consumer market driven by outdoor recreation.

Long-Term Value and Natural Assets

Point Blank's forward outlook remains highly positive, driven by the enduring appeal of its natural capital and its proximity to major highways like US-190. While the city retains its tight-knit, small-town identity, it benefits from infrastructure improvements and economic growth spilling over from nearby Livingston and Huntsville. For real estate investors, developers, and land buyers, Point Blank offers an exceptional opportunity to acquire high-value recreational land and lakeside residential assets poised for steady, long-term growth.



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