



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

PRIME COMMERCIAL PROPERTY NEAR LAKE LIVINGSTON

776 YAUPON COVE DR., ONALASKA, TX 77360



OFFERING SUMMARY

SALE PRICE

\$175,000

PROPERTY TYPE

SPECIAL PURPOSE

BUILDING SIZE

7,500 SF

PROPERTY HIGHLIGHTS

- ±2.01 acres
- ±7,500 SF existing commercial building
- Flexible commercial and light industrial potential
- Minutes from Lake Livingston
- Convenient access to US Highway 190
- Ample space for equipment, vehicle, or outdoor storage
- Suitable for warehouse, contractor, marine, retail, or service businesses
- Opportunity for owner-user or investment
- Room for future expansion
- Growing East Texas market with strong recreational traffic

Aerial Map



Property Photos



Demographics



Located just minutes from US Highway 190 in Onalaska, this property offers convenient access to Livingston, Huntsville, and the Greater Houston area. Situated near Lake Livingston, one of Texas' largest recreational lakes, the location benefits from year-round residential activity as well as seasonal tourism. Surrounded by established neighborhoods, marinas, and outdoor recreation, the area continues to experience demand for commercial services supporting residents, contractors, and lake visitors. This strategic location provides excellent accessibility and long-term investment potential in a growing East Texas market.

	0.25 Miles	0.5 Miles	1 Miles
Total population	27	110	714
Persons per household	2.7	2.8	2.7
Total household	10	40	262
Average household income	\$68,262	\$68,262	\$62,979
Average age	44.5	43.7	44.1
Male total	17	67	386
Female total	11	44	331

Demographics data derived from AlphaMap

Market Overview

Located near the shores of Lake Livingston, Onalaska continues to emerge as one of East Texas' growing commercial markets, driven by a combination of steady population growth, year-round recreation, and increasing demand for local services. Positioned just off US Highway 190, the area serves both permanent residents and the thousands of visitors who travel to the lake for boating, fishing, camping, and outdoor recreation.

As residential development expands throughout Polk County, demand continues to rise for businesses supporting construction, marine services, storage, retail, contractor operations, and service-based industries. Onalaska's strategic location provides convenient access to Livingston, Huntsville, and the Greater Houston area, making it an attractive market for owner-users and investors seeking affordable commercial opportunities with long-term upside.

With limited availability of large commercial properties offering acreage, flexible building space, and room for expansion, assets like this are well-positioned to benefit from the area's continued economic and commercial growth.



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