



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

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

**CHARMING COMMERCIAL
SPACE FOR SALE & LEASE**

327 S ROBB ST | TRINITY, TX 75862



OFFERING SUMMARY

SALE PRICE

\$199,000

LEASE RATE

\$3,500 PER MONTH (GROSS)

PROPERTY TYPE

RETAIL/CAFE/SHOWROOM

NUMBER OF UNITS

1

LOT SIZE

10,289 SF

BUILDING SIZE

1,809 SF

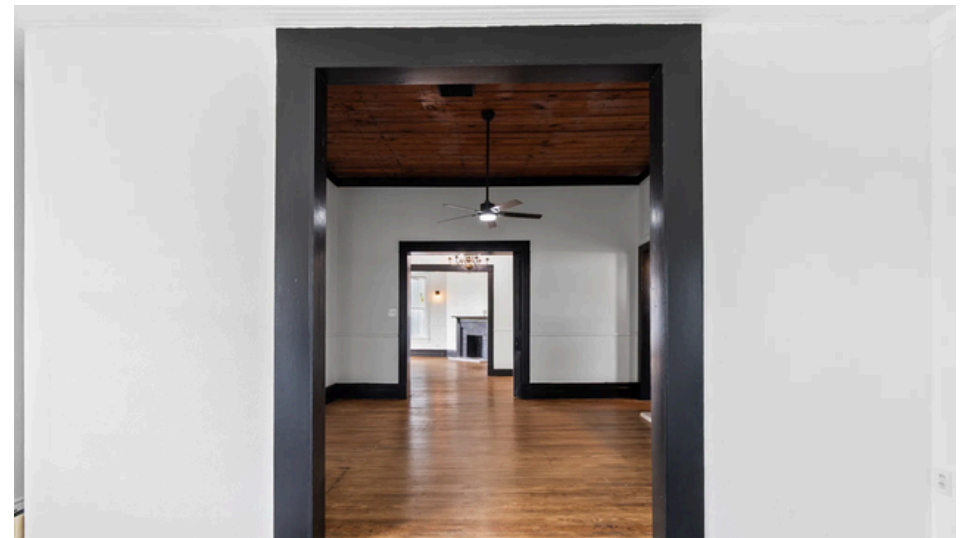
PROPERTY HIGHLIGHTS

- Prime corner lot with excellent street frontage
- 1,809 sq. ft. building with historical charm
- Fully equipped commercial kitchen
- Flexible interior layout to suit various business types
- Spacious 10,289 sq. ft. lot with ample parking
- Surrounded by schools, neighborhoods, and local businesses
- High traffic count: Over 14,716 VPD ensures constant exposure
- Located in a growing East Texas community
- 2 Commercial Signage come with the property

Aerial Map



Property Photos



Demographics



Centrally located in the heart of Trinity, TX, offering excellent visibility on a busy corner just off the main thoroughfare. Surrounded by local businesses, schools, and residential neighborhoods, the property benefits from consistent foot and vehicle traffic.

Its strategic position provides easy access to Highway 19 and other major routes, connecting you quickly to surrounding East Texas communities. This high-traffic location is ideal for businesses seeking strong local presence and accessibility in a growing market.

	1 Mile	3 Miles	5 Miles
Total population	1,212	3,558	6,181
Workday Population	520	1,340	2,102
Total household	492	1,480	2,606
Average household income	\$54,722	\$63,874	\$69,207
Average age	47.7	50.7	51.3
Male Population	558	1,736	3,205
Female Population	657	1,826	2,982

Demographics data derived from AlphaMap

Market Overview

Trinity, Texas is a growing community located in Trinity County along the U.S. Highway 19 corridor, strategically positioned between the Greater Houston region and East Texas markets. Its location provides regional connectivity while maintaining a small-town environment that continues to attract residents, visitors, and businesses seeking affordability, accessibility, and long-term growth potential.

The area benefits from steady residential demand supported by its proximity to Lake Livingston, which serves as a major driver of recreational activity, second-home ownership, and tourism. This has contributed to increasing demand for retail, hospitality, and service-oriented commercial uses that support both full-time residents and seasonal visitors. Ongoing interest in lake-area living and rural lifestyle opportunities continues to support gradual development in the market.

Trinity's economy is supported by a mix of tourism, retail, construction, healthcare, agriculture, and local services, with additional employment opportunities available in surrounding regional markets. The area's connection to Lake Livingston and outdoor recreation contributes to stable consumer activity and supports hospitality-related businesses. Continued interest in rural and recreational markets further enhances the area's long-term economic outlook.

From a real estate perspective, Trinity offers opportunities for investors and owner-users supported by relatively affordable land pricing, limited commercial inventory, and steady demand tied to both local population and visitor activity. Its strategic location near a major recreational asset, combined with continued regional growth, positions the market for stable investment performance and long-term value appreciation.



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