



**+/- 6 Acres**

**705.50 FT. FRONTAGE**

**I-10**

**Additional 6 Acres  
for purchase**

**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

**+/- 6 ACRES OFF EXIT 811 FOR SALE**

TBD 1-10 | WALLISVILLE, TX 77597



## OFFERING SUMMARY

SALE PRICE

**\$1,600,000**

LOT SIZE

**6 ACRES**

PROPERTY TYPE

**INDUSTRIAL, COMMERCIAL,  
RESIDENTIAL DEVELOPMENT**

## PROPERTY HIGHLIGHTS

Prime +/- 6 acre commercial tract located just off Exit 811 in Wallisville, TX. This high-visibility site offers excellent access and is ideally positioned for development. All utilities are already on the property, including fire hydrants, providing a strong foundation for a variety of commercial uses.

Approximately half of the land is cleared, giving developers a jumpstart on construction. Whether you're planning a gas station, retail center, hotel, or other commercial venture, this site offers flexibility and strong potential in a growing area.

A drainage plan will be required by the buyer. With infrastructure in place and unmatched accessibility, this property is a rare opportunity for investors and developers alike.

# Aerial Map



# Property Photos



# Demographics

Positioned along I-10, the site offers excellent visibility and accessibility, making it ideal for various commercial or residential developments within the Chamber County.

The area is known for its proximity to major transportation routes, including I-10, facilitating easy commutes to nearby cities such as Beaumont and Houston. The surrounding community boasts a mix of residential neighborhoods, local businesses, and agricultural lands, providing a balanced environment for potential investors or developers.



	1 Mile	3 Miles	5 Miles
<b>Total population</b>	79	833	2,604
<b>Workday Population</b>	46	422	1,189
<b>Total household</b>	30	316	971
<b>Average household income</b>	\$103,445	\$96,167	\$92,608
<b>Average age</b>	47.7	44.2	41.7
<b>Male Population</b>	37	389	1,255
<b>Female Population</b>	44	446	1,356

Demographics data derived from AlphaMap

# Market Overview

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Wallisville, Texas is a small community located in Chambers County along the Interstate 10 corridor east of Houston. Its strategic position between Houston and Beaumont provides strong regional connectivity and access to one of the most important industrial and logistics corridors in Southeast Texas. While Wallisville maintains a rural character, its location near major transportation routes and large-scale industrial activity supports long-term economic relevance and growth potential.

The surrounding area benefits from continued expansion tied to petrochemical, logistics, port-related, and industrial development throughout Chambers County and the greater Gulf Coast region. Proximity to major employers and industrial operations in Baytown, Mont Belvieu, and the broader Houston Ship Channel area supports demand for service-oriented commercial uses, workforce housing, and land for future development. The area's accessibility along Interstate 10 also enhances its appeal for transportation and distribution-related uses.

From a real estate perspective, Wallisville offers opportunities supported by its strategic corridor location, relatively affordable land, and proximity to major industrial growth areas. The market may appeal to investors, developers, and owner-users seeking land, industrial support uses, or long-term appreciation potential in an expanding Southeast Texas corridor. As development continues to push eastward from Houston, Wallisville remains well-positioned for stable investment performance and future growth.



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