



Each office independently owned and operated

LINDSEY SHARP - RE/MAX COMMERCIAL

1300 Rollingbrook Dr | #614

Baytown, TX 77521

FOR SALE

LAND

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



PRESENTED BY:

LINDSEY SHARP

Realtor

832.715.8343

TX #728092

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



PROPERTY DESCRIPTION

Rare small-acreage commercial opportunity on the north side of I-10 in Chambers County. This 1.28-acre tract is strategically positioned in the Mont Belvieu ETJ with no zoning restrictions, offering flexibility for a variety of commercial, industrial outdoor storage (IOS), investment, or owner-user opportunities.

Located at the corner of Meadowlark Drive with immediate access to the I-10 corridor, the site benefits from strong visibility, easy neighborhood access, and proximity to one of the fastest-growing markets in East Houston. Surrounded by established commercial users and expanding residential growth, this tract is well-suited for a laydown yard, fleet parking, equipment storage, contractor yard, metal warehouse/flex development, or future investment hold.

Water service is available, with septic required. Level topography and limited small-acreage inventory in this corridor make this a unique opportunity for users and investors alike.

OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	1.28 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,158	9,280	36,442
Total Population	16,180	29,020	108,483
Average HH Income	\$152,799	\$154,616	\$109,473



LINDSEY SHARP - RE/MAX COMMERCIAL
Each office independently owned and operated

LINDSEY SHARP

Realtor
832.715.8343
lsharp@remax.net
TX #728092

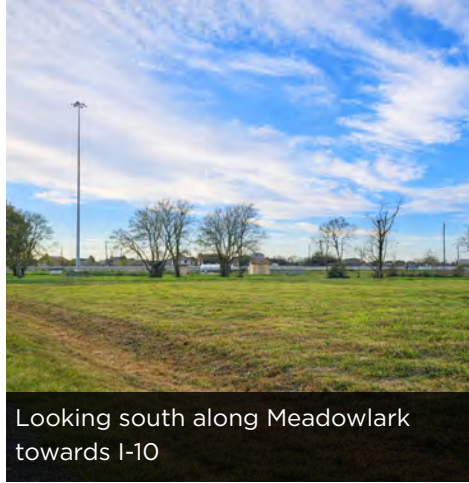
1300 Rollingbrook Dr | #614
Baytown, TX 77521

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



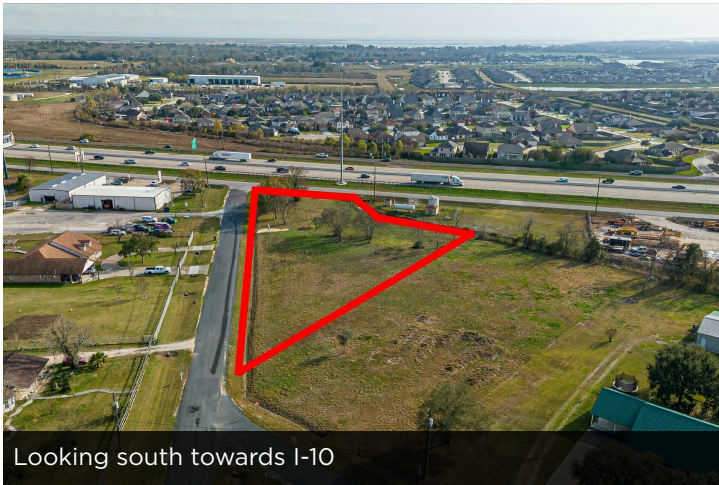
Generally level topography ready for development



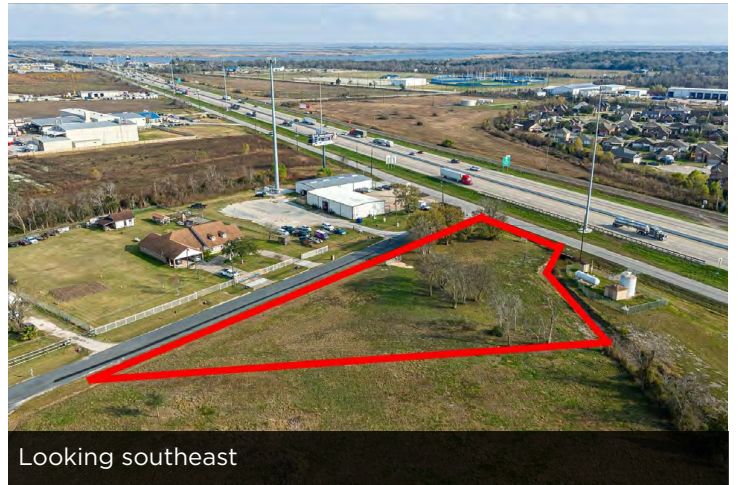
Looking south along Meadowlark towards I-10



Looking north towards Olsen Estates neighborhood



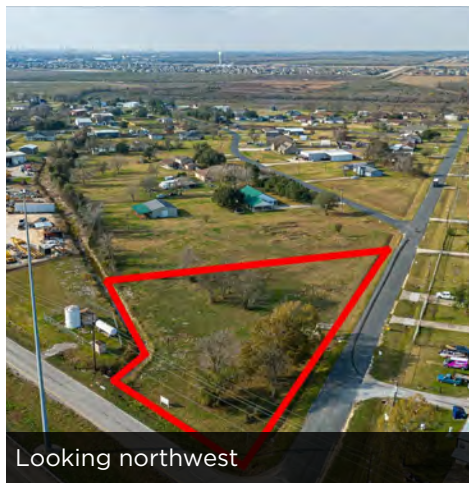
Looking south towards I-10



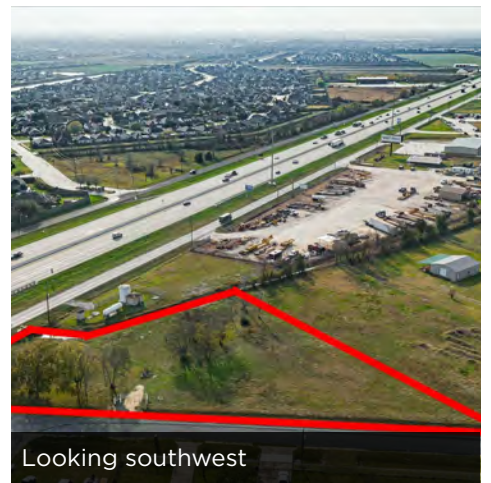
Looking southeast



Looking east



Looking northwest



Looking southwest



LINDSEY SHARP - RE/MAX COMMERCIAL
Each office independently owned and operated

LINDSEY SHARP
Realtor
832.715.8343
lsharp@remax.net
TX #728092

1300 Rollingbrook Dr | #614
Baytown, TX 77521

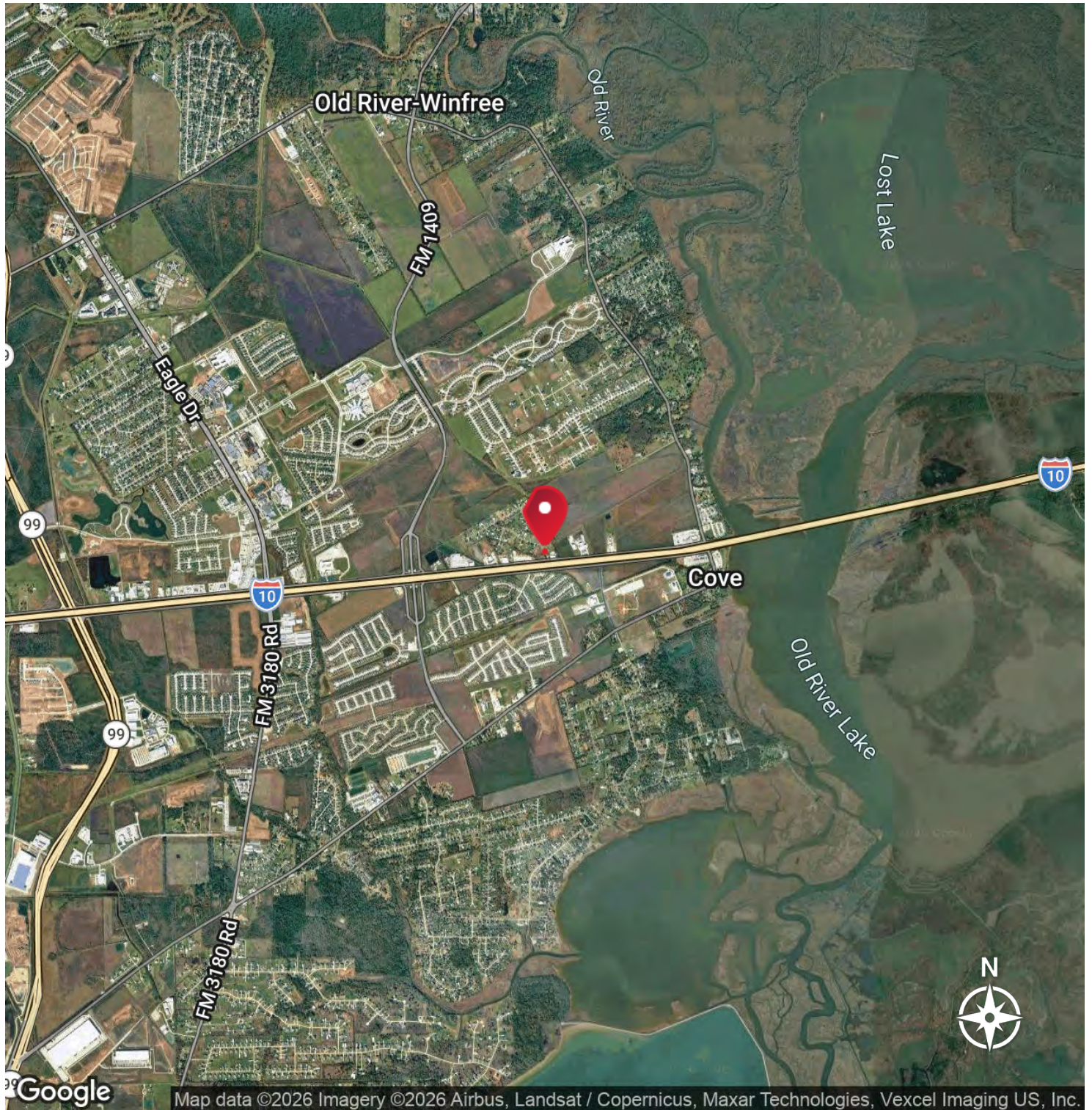
FOR SALE

LAND

LOCATION MAP

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



LINDSEY SHARP - RE/MAX COMMERCIAL
Each office independently owned and operated

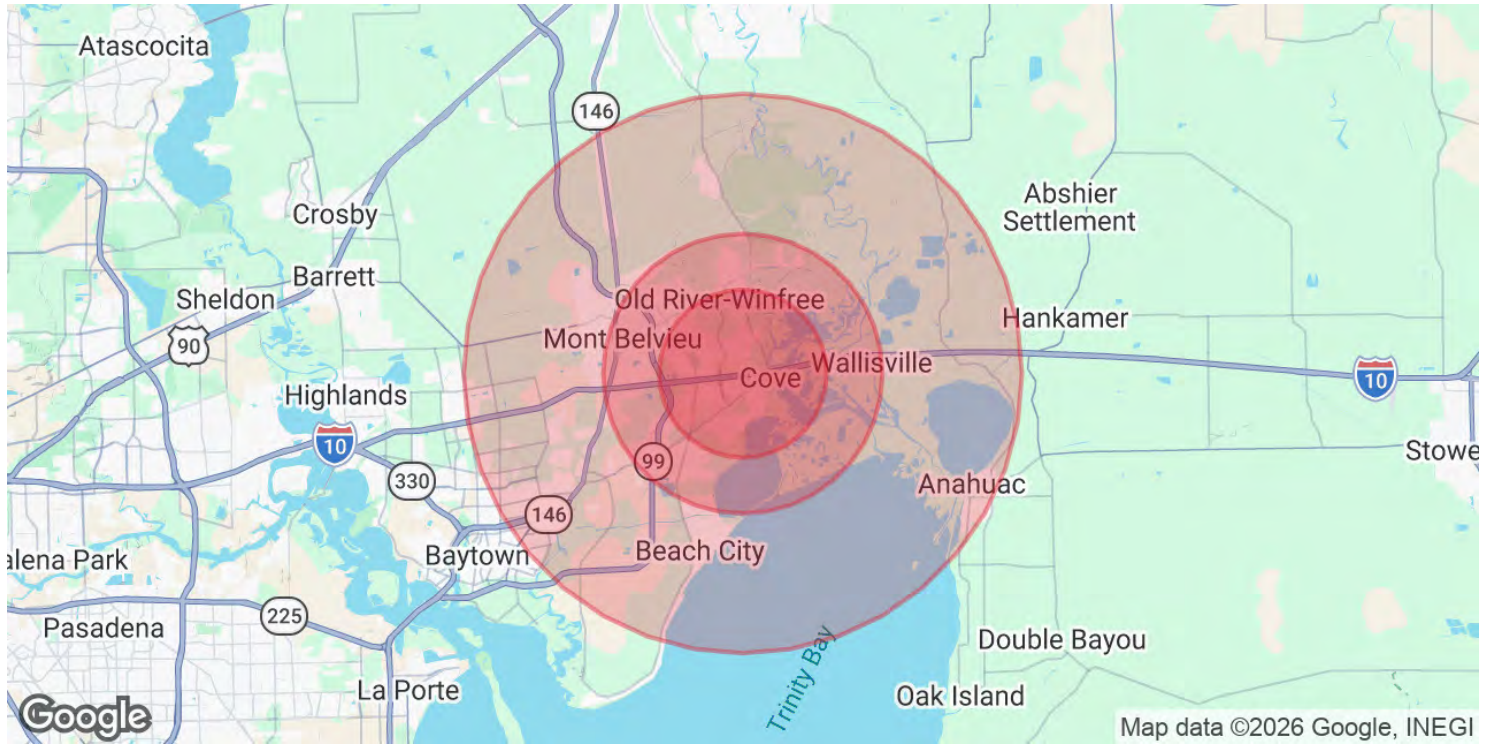
LINDSEY SHARP
Realtor
832.715.8343
lsharp@remax.net
TX #728092

1300 Rollingbrook Dr | #614
Baytown, TX 77521

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	16,180	29,020	108,483
Average Age	35	35	36
Average Age (Male)	34	35	36
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	5,158	9,280	36,442
# of Persons per HH	3.1	3.1	3
Average HH Income	\$152,799	\$154,616	\$109,473
Average House Value	\$411,052	\$384,595	\$299,319

2020 American Community Survey (ACS)



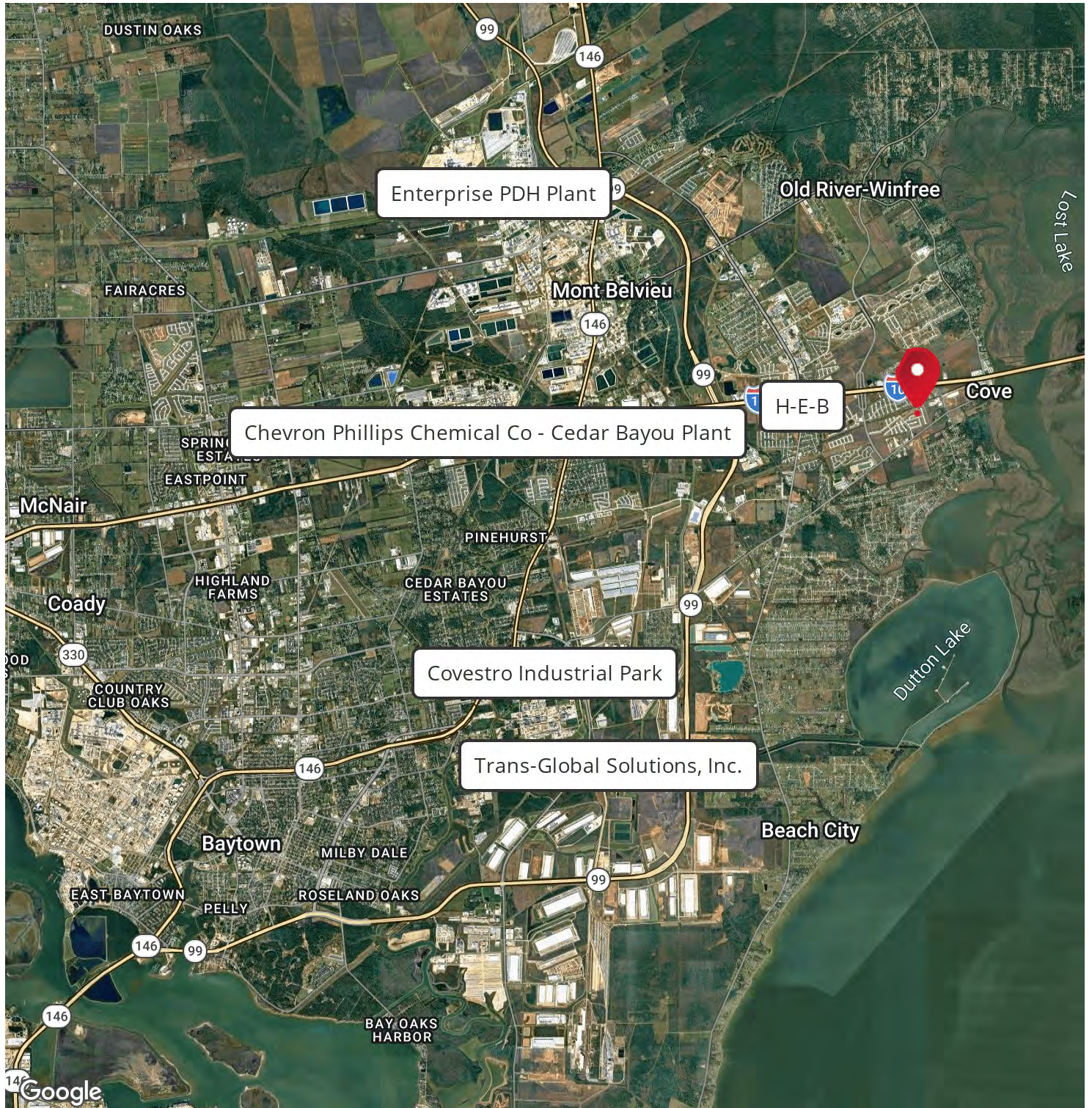
LINDSEY SHARP - RE/MAX COMMERCIAL
Each office independently owned and operated

LINDSEY SHARP
Realtor
832.715.8343
lsharp@remax.net
TX #728092

1300 Rollingbrook Dr | #614
Baytown, TX 77521

8411 MEADOWLARK DRIVE

BAYTOWN, TX 77523



LINDSEY SHARP - RE/MAX COMMERCIAL
Each office independently owned and operated

LINDSEY SHARP
Realtor
832.715.8343
lsharp@remax.net
TX #728092

1300 Rollingbrook Dr | #614
Baytown, TX 77521