

OFFERING MEMORANDUM

FOR SALE | INDUSTRIAL/FLEX

Shop, Warehouse & Office on 2.03 Acres – Bryant Rd

8351 Bryant, Silsbee, TX 77656

$305,000

PRESENTED BY

Brock Badger Broker

(409) 781-9543 · sold@brandrealtyllc.com

Brand Realty

PRICE	PRICE / SF	BUILDING	LOT
$305,000	$70.60	4,320 SF	2.03 AC

The offering

8351 Bryant in Silsbee is a versatile commercial property set on two acres, offering ample space for a variety of business opportunities. The property features a 750 SF renovated office area with two well-sized office spaces, a bathroom, and a kitchen, providing a comfortable workspace. Additionally, there's a spacious 3,570 sq. ft. attached warehouse equipped with a bathroom, five bay doors that measure 14'x14' each, ideal for storage, logistics, or light industrial use. The acreage would make a great lay down yard or would be great for expansion. With its large lot, multiple access points, and flexible layout, this property is well-suited for businesses requiring both office and warehouse facilities, from automotive services to distribution hubs and much more. There is a container for storage and a metal storage shed that stays with the property. Call an agent for more inforamtion.

Key facts

Property type	Industrial/Flex
Sale price	$305,000
Building size	4,320 SF
Lot size	2.03 acres
Frontage	County Road
Parking	21 - 30 Cars On Site Paved Area
Clear height	9 - 12 Ft., 16 - 20 Ft.



02 Property details

Property type	Industrial/Flex
Transaction	For sale
Sale price	$305,000
Building size	4,320 SF
Lot size	2.03 acres
Frontage	County Road
Parking	21 - 30 Cars On Site Paved Area
Clear height	9 - 12 Ft., 16 - 20 Ft.
County	Hardin
Primary use	Industrial, Office, Prof. Space, Retail Store, Service Station, Warehouse, Wholesale Store
Construction	Metal
Utilities	City Water, Electric, Septic System, Telephone
Restrooms	Two
Address	8351 Bryant, Silsbee, TX 77656









03 Photos


2.03 Acres
Bryant Dr
Bryant Dr
Bryant Dr

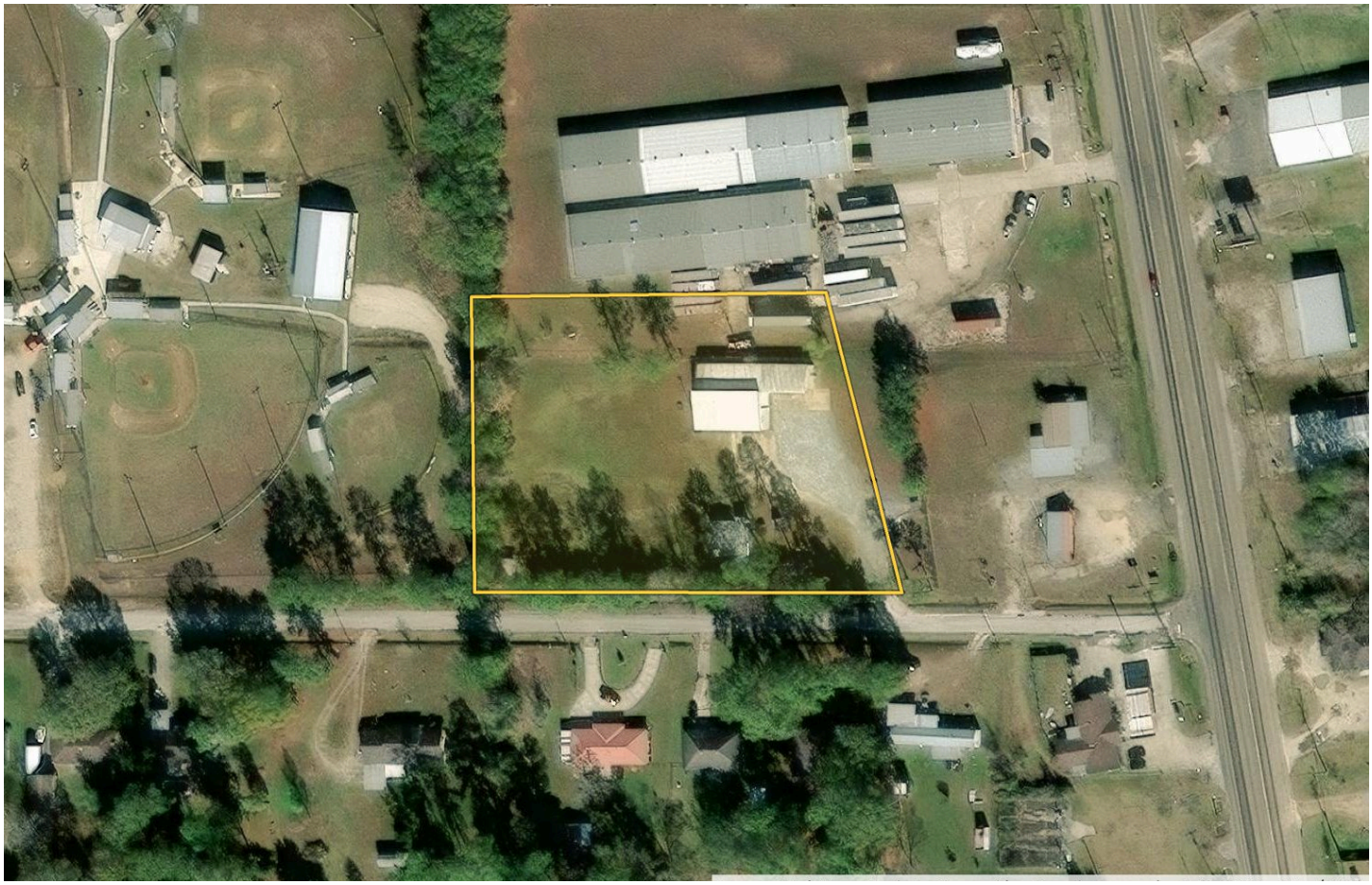

DRAGON
TRECORA
HWY 92
2 ACRES
Silsbee
TEXAS FIREWORKS











Parcel outline from TxGIO StratMap / appraisal district data; approximate, not a survey. Imagery: Esri, Maxar, Earthstar Geographics.

Flood zone

Zone X	Minimal flood hazard

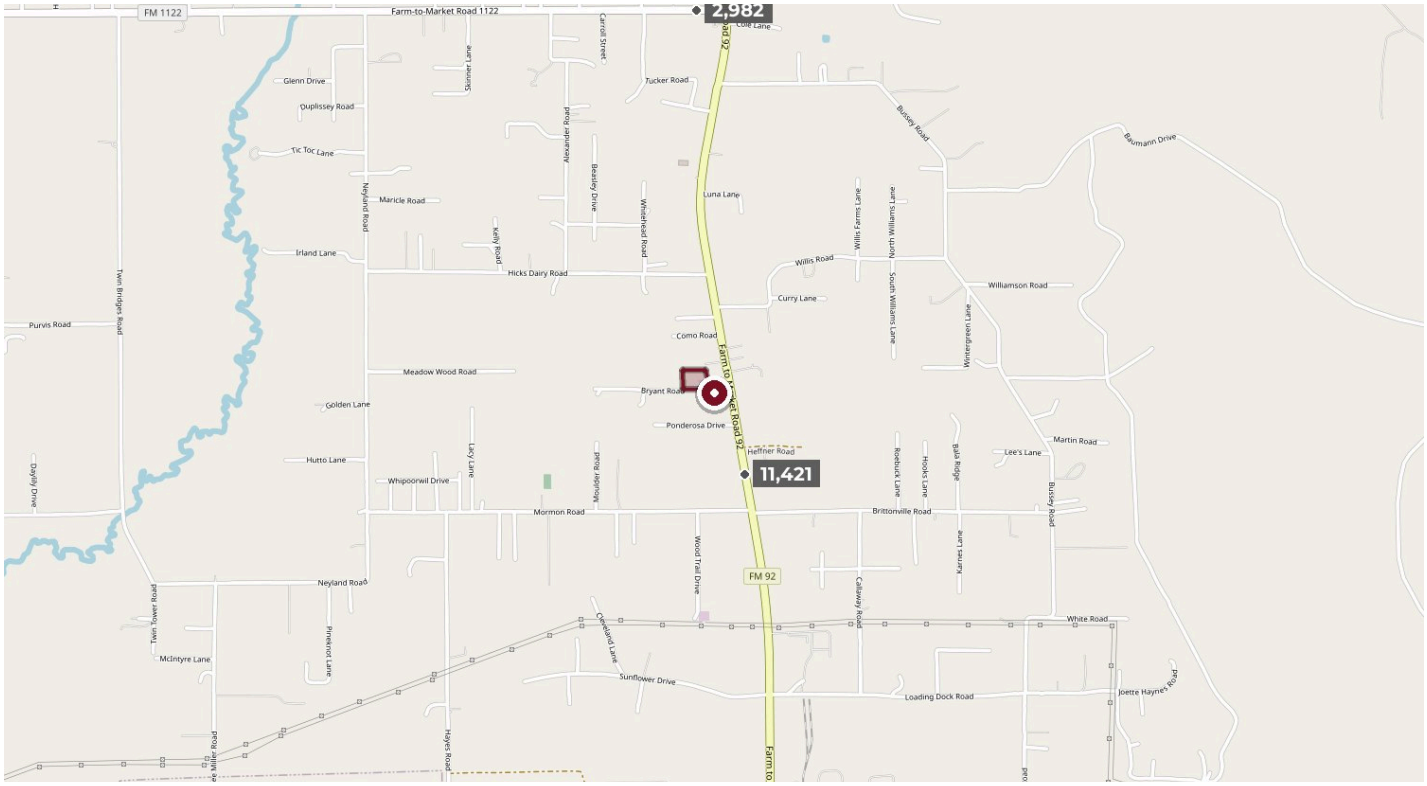
Zones touching the parcel. Source: FEMA National Flood Hazard Layer (effective). Confirm with an elevation certificate or the local floodplain administrator.

Zoning

Not stated. Confirm with the city; Texas counties generally do not zone land outside city limits.

Site

Lot size	2.03 acres
Frontage	County Road
County	Hardin
Coordinates	30.38501, -94.17555



Grey labels: TxDOT annual average daily traffic (vehicles per day) at count stations. Map © OpenStreetMap contributors.

Traffic counts

ROAD	VEHICLES / DAY	YEAR	DISTANCE
FM0092	11,421	2025	0.2 mi
FM1122	2,982	2025	1.0 mi
FM0418	3,978	2025	1.7 mi
BU0096F	1,296	2025	2.4 mi

Nearest count station on each road within 2.5 miles. Source: Texas Department of Transportation (TxDOT), annual average daily traffic. Listing online: brandrealtycommercial.com/property/shop-warehouse-office-on-2-03-acres-bryant-rd-silsbee/

Nearby national & regional brands

Dollar General 0.6 mi	Valero 1.0 mi	Exxon 1.1 mi	Domino's 1.6 mi	Dairy Queen 1.8 mi	Brookshire Brothers 2.7 mi
Walgreens 2.8 mi	Aaron's 2.8 mi	McDonald's 2.8 mi	Waffle House 2.9 mi	Jack in the Box 2.9 mi	Taco Bell 2.9 mi

Locations © OpenStreetMap contributors (ODbL), straight-line distance within 3 miles. Logos via Wikimedia Commons; trademarks of their owners, shown only to identify nearby businesses. No affiliation implied.

06 Demographics

POPULATION	
1 mi	1,471
3 mi	10,542
5 mi	15,732

HOUSEHOLDS	
1 mi	673
3 mi	3,925
5 mi	5,959

MEDIAN HOUSEHOLD INCOME	
1 mi	$63,200
3 mi	$65,100
5 mi	$63,200

AVERAGE HOUSEHOLD INCOME	
1 mi	$67,300
3 mi	$77,200
5 mi	$78,100

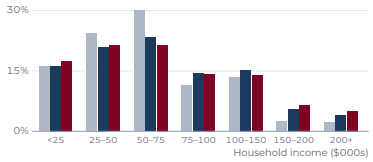
MEDIAN AGE	
1 mi	46.1
3 mi	39.1
5 mi	40.1

DAYTIME POPULATION	
1 mi	852
3 mi	8,382
5 mi	12,803

EMPLOYEES (JOBS LOCATED HERE)	
1 mi	65
3 mi	1,983
5 mi	3,278

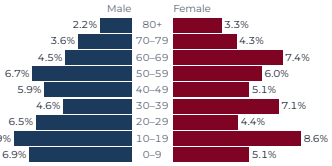
BACHELOR'S DEGREE OR HIGHER	
1 mi	6%
3 mi	14%
5 mi	15%

Household income



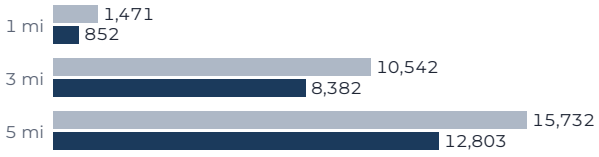
1 mile · 3 miles · 5 miles · Per capita income: $32,400 / $29,200 / $29,800

Age & sex (3-mile ring)



Average household size: 2.18 / 2.69 / 2.64 (1 / 3 / 5 mi)

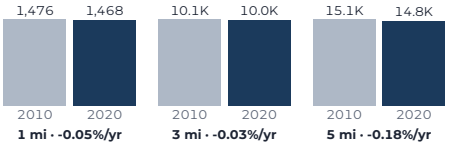
Daytime population vs residents



Residents · Daytime population

Employees per resident (3 mi): 0.19 · Employed residents: 684 / 4,143 / 6,207

Population trend



1 mi · -0.05%/yr **3 mi · -0.03%/yr** **5 mi · -0.18%/yr**

Census 2010 and 2020 counts; rate = average annual change. Current ACS estimate: 1,471 / 10,542 / 15,732 (1 / 3 / 5 mi).

Source: U.S. Census Bureau, ACS 5-year estimates (2020-2024); 2010 and 2020 Census counts; LEHD LODES workplace jobs (2023). Rings are straight-line radii; figures are estimates. Block-group values are apportioned to rings by their share of 2020 Census block population; medians and *home value/rent are approximations. Daytime population = jobs located in the ring + residents not employed.

LISTING AGENT

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Confidentiality & disclaimer

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- Information About Brokerage Services: trec.texas.gov/forms/information-about-brokerage-services
- Consumer Protection Notice: trec.texas.gov/sites/default/files/pdf-forms/CN%201-5.pdf

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