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## PROPERTY **SUMMARY**

S Business Highway 6 Navasota, TX 77868

**SALE PRICE:** \$1,500,000

LOT SIZE: 15 Acres

**PROPERTY TYPE:** Commercial, Industrial,

Residential

Situated on 15 sprawling acres, this versatile property is strategically located just off S Business 6 in Navasota, offering prime accessibility and visibility. Boasting a range of potential uses including retail, industrial, and mixed-use, this expansive parcel presents a lucrative investment opportunity.

With rail line frontage enhancing transportation logistics, the property is poised for seamless operations and logistical efficiency.

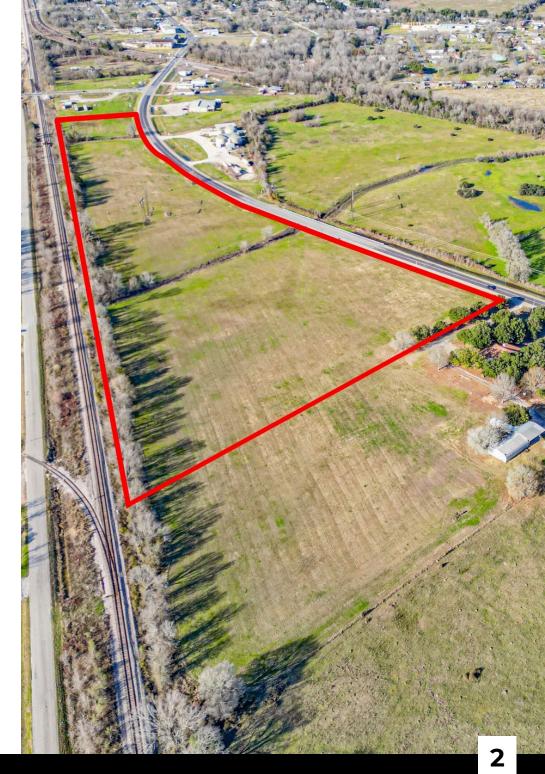


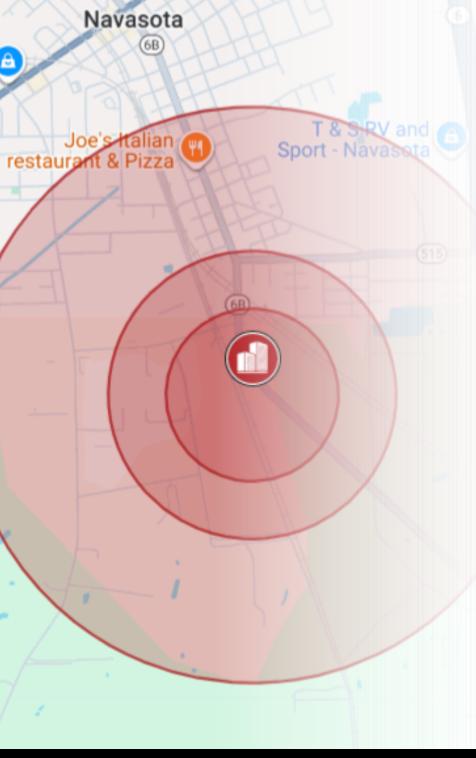
### PROPERTY HIGHLIGHTS

### High-Visibility 15-Acre Commercial/ Industrial Parcel – Navasota, TX

Its strategic positioning in Navasota ensures proximity to key amenities and regional hubs, facilitating business growth and expansion. Whether envisioning a retail hub, industrial complex, or a dynamic mixed-use development, this property offers endless possibilities for innovative ventures.

- ±15 acres of versatile land in Navasota, TX
- 7.5 acres next to it is for sale too for a total of 22 acres
- Strategically positioned just off S Business 6 with prime visibility and accessibility
- Ideal for retail, industrial, or mixed-use development
- Rail line frontage supports seamless operations and transportation efficiency
- Investment Opportunity: Expansive parcel with strong potential for commercial or industrial ventures
- Suitable for retail centers, industrial complexes, or dynamic mixed-use projects





### AREA **OVERVIEW**

S Business 6 offers exceptional visibility and access along Business Highway 6, just minutes from downtown Navasota. This property provides a strategic location for commercial or industrial operations. Its placement along a major truck route, with nearby rail-line access, ensures seamless connectivity for distribution, service, or light manufacturing uses.

	0.3 Miles	0.5 Miles	1 Miles
Total households	13	63	622
Total population	37	176	1,706
Persons per household	2.8	2.8	2.7
Average household income	\$58,554	\$59,661	\$65,267
Average house value	\$163,596	\$166,569	\$183,336
Average age	37	37	38
Average age male	36	37	38
Average age female	37	38	39

# RETAILER/LOCATION MAP

