

OFFERING MEMORANDUM



NAVASOTA RIVER HALLS RESTAURANT & VENUE

2692TX-105 W

Navasota, TX 77868

BERKSHIRE
HATHAWAY
HOMESERVICES

PREMIER
PROPERTIES

COMMERCIAL
DIVISION



NAVASOTA RIVER HALLS RESTAURANT & VENUE

2692 TX-105 W
NAVASOTA, TX 77868

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

Offering Price	\$2,799,000.00
Building SqFt	21,000 SqFt
Year Built	2014
Lot Size (acres)	5.80
FF&E	Included in Sale
Frontage	570.00 Ft
Parcel ID	2-000-0340
Zoning Type	Commercial
County	Grimes
Traffic Count	10,400.00
Coordinates	30.3879845, -96.0877349

INVESTMENT SUMMARY

Located at 2692 Hwy 105 in Navasota, TX, this *5.8 +/- AC property offers over 21,000 +/- SF of event space, combining rustic charm with modern functionality. As of Summer 2026, a new roof has been installed over the entire facility, providing a significant recent capital improvement to the property.

The centerpiece is the 16,000 +/- SF River Hall, originally a 1939 cattle barn, expanded, refurbished, and reinforced with steel beams in 2014. Cedar accents and intricate carvings create a warm, inviting atmosphere ideal for live music, dining, weddings, and large-scale events. An attached country suite and offices further enhance its versatility.

The property also includes the 5,200 +/- SF Outback Hall, which features a 3,500 +/- SF wood deck and gazebo, ideal for outdoor gatherings. A 720 +/- SF cabin provides additional space for groom's quarters or overnight accommodations.

Conveniently located on Highway 105, the venue enjoys excellent accessibility—just 30 minutes from Bryan-College Station, approximately one hour from downtown Houston, and about two hours from Austin. This strategic location provides access to a broad customer base, making it an attractive destination for both local and regional events.

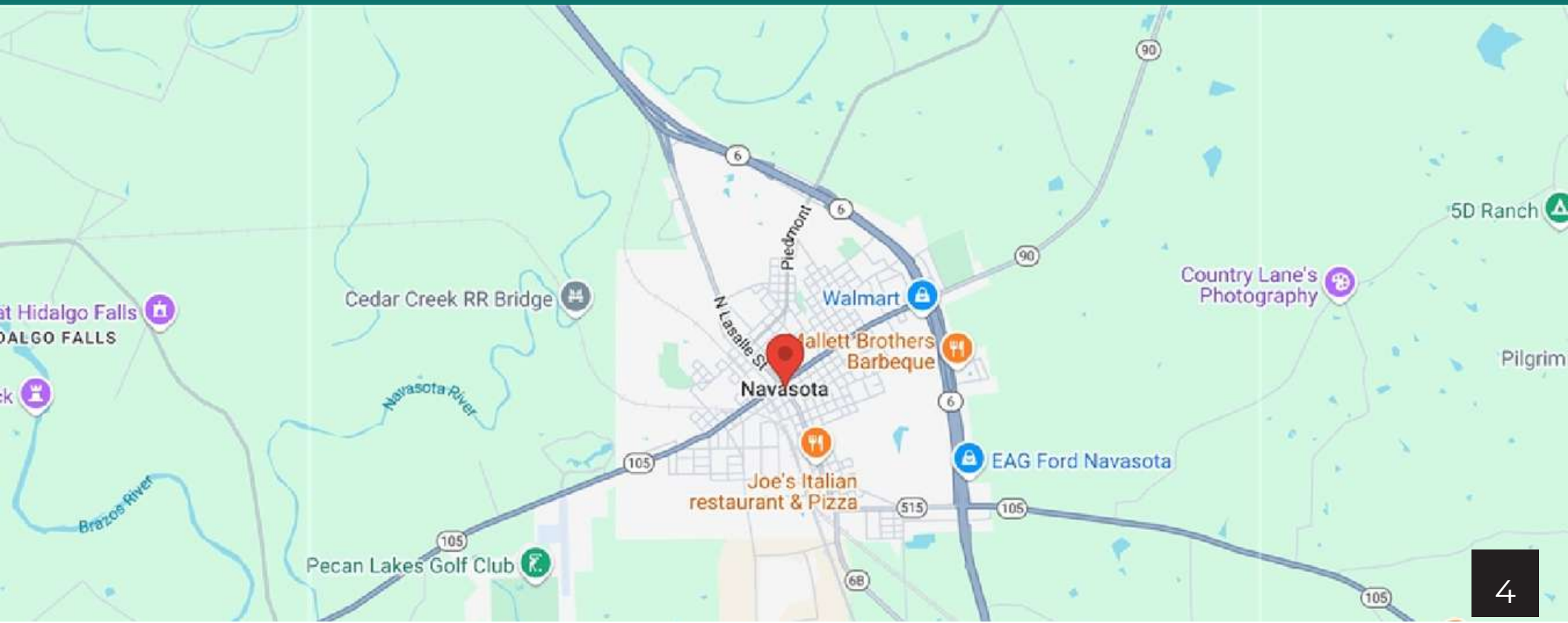
*Additional 2.8 +/- AC land available (Total 8.66) for purchase for \$139,000

*Entire 106.6 +/- AC with facility and additional improvements for \$6.35M



INVESTMENT HIGHLIGHTS

- **Expansive Event Space:** Over 21,000 +/- SF of versatile event space, including:
 - River Hall: A 16,000 +/- SF, historic 1939 cattle barn, expanded and reinforced with steel beams in 2014, featuring warm cedar accents and intricate carvings. Designed for live music & dining with 3 stages and a dance floor. The restaurant space offers several dining venue areas including open/casual dining for larger groups, private/enclosed dining rooms for smaller groups, and extensive bar seating. Brides' quarters with living area, bedroom, and bathroom onsite.
 - Outback Hall: An ADA accessible, 5,200 +/- SF secondary event space with a 3,500 +/- SF wood deck and gazebo, outdoor wedding ceremony site, ideal for outdoor gatherings.
- Also equipped with outdoor open pit cookhouse and large container refrigeration unit
-720 +/- SF cabin onsite- grooms quarters/bunk house
- **Flexible Venue:** Designed for live music, weddings, dining events, and other large-scale functions, with additional cabin space and office included to support a range of business operations.
- **Turnkey Investment:** Fully equipped for immediate use with the infrastructure in place to support a variety of revenue streams in the growing Texas events and hospitality market. New roof over entire facility as of Summer 2026. **FF&E Included in Sale





LOCATION HIGHLIGHTS

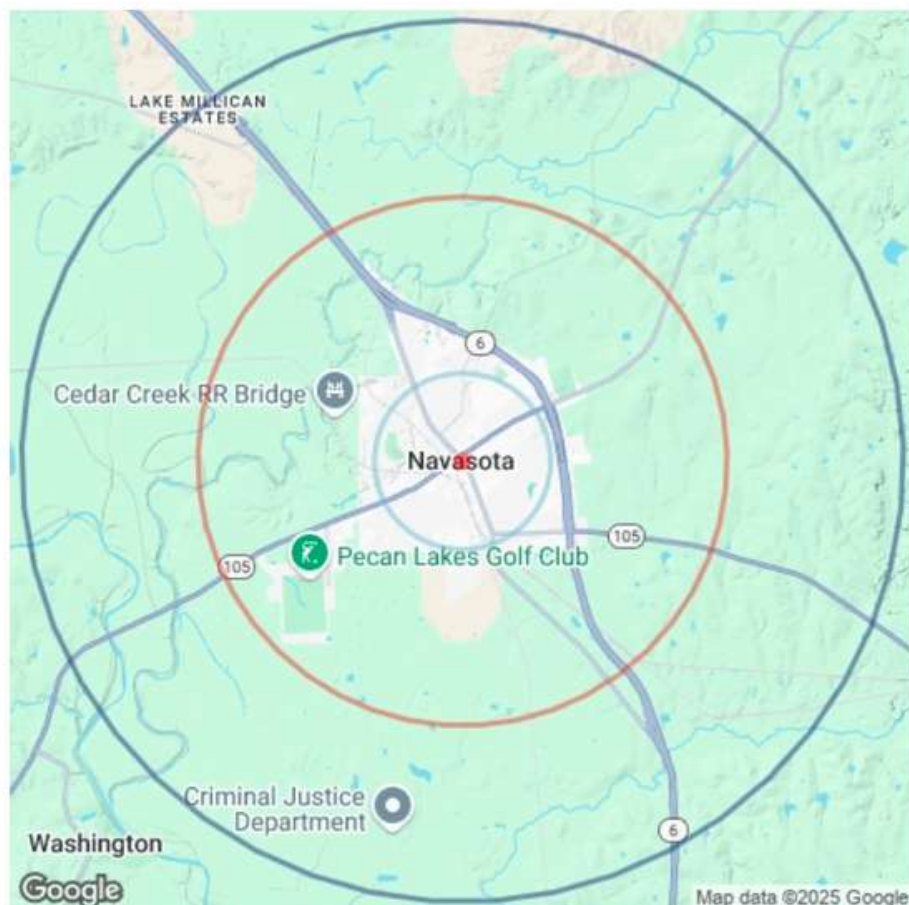
- Prime Location: Situated on Hwy 105 in Navasota, TX, just 30 minutes from Bryan-College Station, 1 hour from downtown Houston, and approximately 2 hours from Austin, offering excellent regional accessibility.
- High Traffic Visibility: Daily average traffic count on Hwy 105 exceeds 10,400 vehicles, ensuring strong visibility and marketing opportunities.
- Market Opportunity: Strategically positioned to capture a wide customer base from the thriving Bryan-College Station area, Houston metro, and central Texas markets. The recent closing of Hurricane Harry's, a popular live music venue in College Station, creates a unique opportunity to fill a void in the market and attract a loyal audience of music and event-goers.





DEMOGRAPHICS

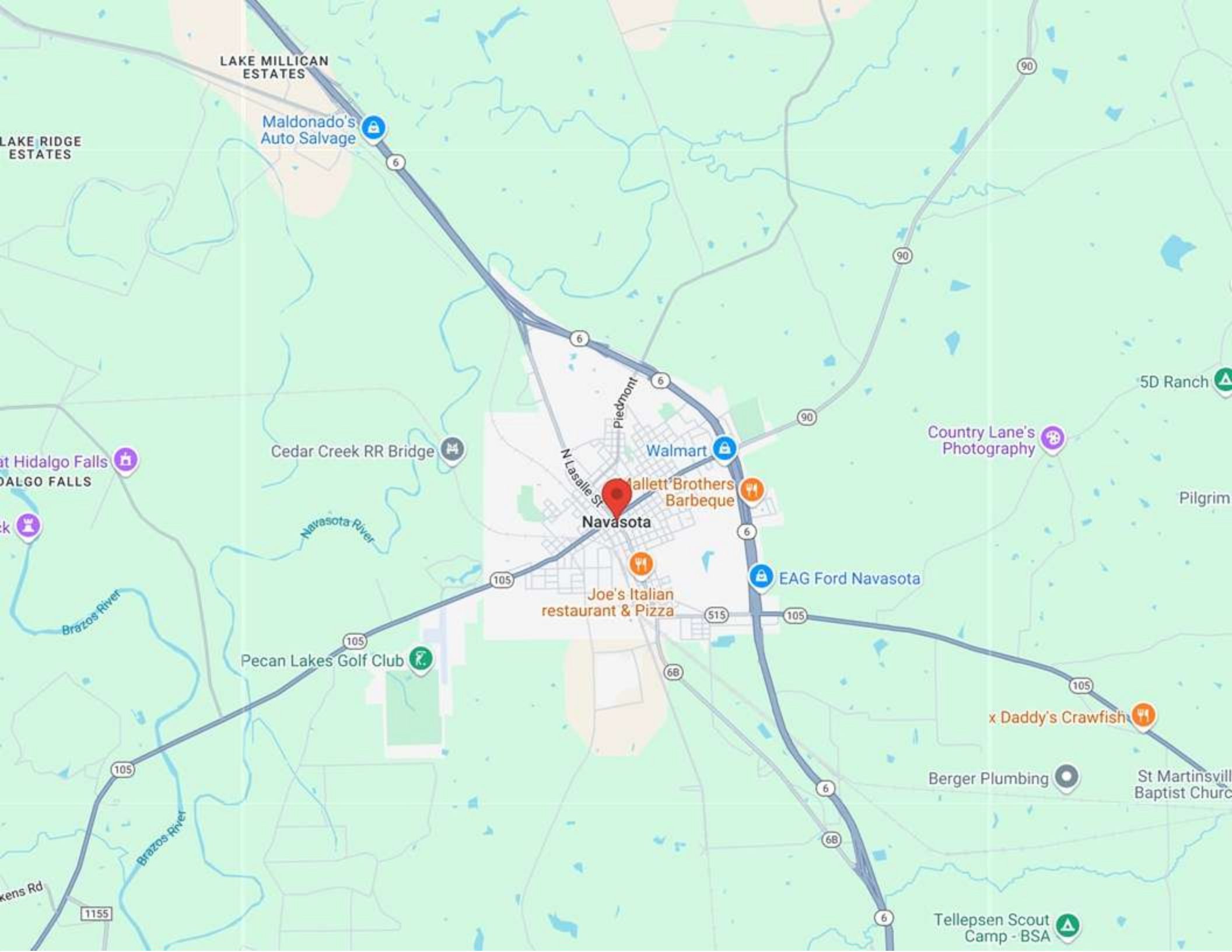
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,430	8,816	10,446
2010 Population	5,173	8,069	10,531
2025 Population	5,309	9,360	12,144
2030 Population	5,599	10,184	13,141
2025-2030 Growth Rate	1.07 %	1.7 %	1.59 %
2025 Daytime Population	5,452	11,497	12,909



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	291	444	485
\$15000-24999	164	267	298
\$25000-34999	297	480	509
\$35000-49999	275	453	500
\$50000-74999	423	655	729
\$75000-99999	174	363	427
\$100000-149999	224	513	686
\$150000-199999	27	64	85
\$200000 or greater	98	223	265
Median HH Income	\$ 47,352	\$ 53,716	\$ 57,761
Average HH Income	\$ 66,549	\$ 75,402	\$ 78,566

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,921	2,783	3,053
2010 Total Households	1,859	2,835	3,186
2025 Total Households	1,972	3,462	3,985
2030 Total Households	2,085	3,778	4,368
2025 Average Household Size	2.66	2.67	2.68
2025 Owner Occupied Housing	1,155	2,287	2,712
2030 Owner Occupied Housing	1,293	2,617	3,105
2025 Renter Occupied Housing	817	1,175	1,273
2030 Renter Occupied Housing	791	1,162	1,263
2025 Vacant Housing	234	353	444
2025 Total Housing	2,206	3,815	4,429





LAKE MILLICAN
ESTATES

Maldonado's
Auto Salvage

LAKE RIDGE
ESTATES

5D Ranch

Country Lane's
Photography

Pilgrim

at Hidalgo Falls
DALGO FALLS

Cedar Creek RR Bridge

Piedmont

Walmart

Mallett Brothers
Barbeque

Navasota

Joe's Italian
restaurant & Pizza

EAG Ford Navasota

Pecan Lakes Golf Club

x Daddy's Crawfish

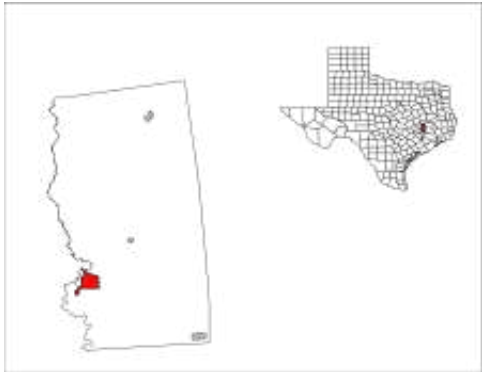
Berger Plumbing

St Martinsville
Baptist Church

Tellepsen Scout
Camp - BSA

ABOUT NAVASOTA

Navasota is a city primarily in Grimes County, Texas, United States. The population was 7,643 at the 2020 census. In 2005, the Texas Legislature designated Navasota as the "Blues Capital of Texas" in honor of the late Mance Lipscomb, a Navasota native and blues musician.



AREA

CITY	8.4 SQ MI
LAND	8.3 SQ MI
ELEVATION	217 FT

POPULATION

POPULATION	7,643
ESTIMATE (NULL)	9,027
DENSITY	AUTO SQ MI



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