

THERE'S **SO** MUCH TO LOVE ABOUT

NAVASOTA!

So much, so close.

CITY OF NAVASOTA, TEXAS

Available Commercial Opportunities | April 2026

NAVASOTA'S LOCATION



- Navasota is centrally located within the Texas Triangle
 - ❖ 20 Minutes South of Bryan-College Station
 - ❖ 1 Hour Northwest of the Greater Houston Market
 - ❖ 2 Hours East of Austin
 - ❖ 3 Hours South of Dallas
 - ❖ 3 hours East of San Antonio

NAVASOTA'S ECONOMIC PICTURE

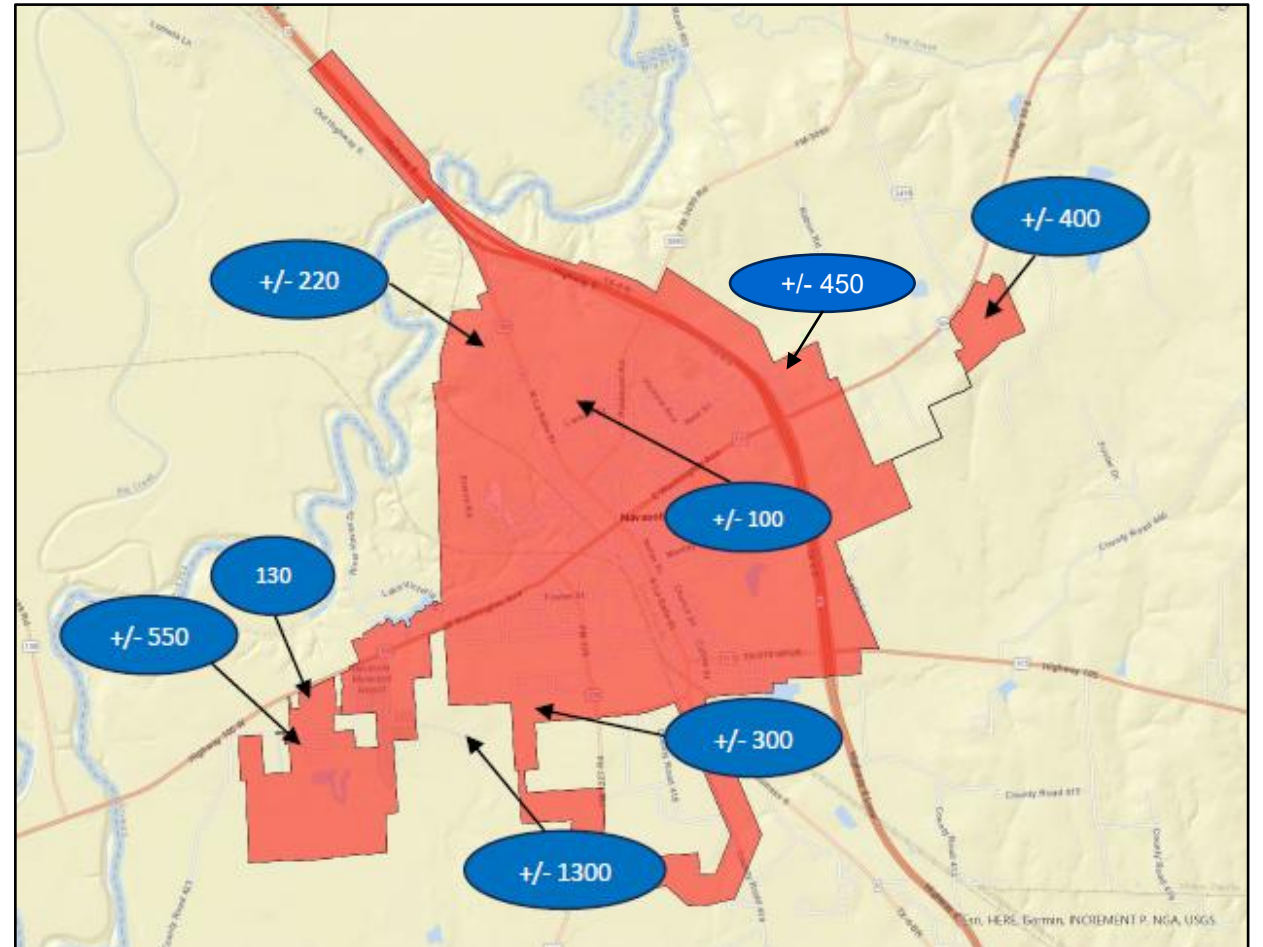
Active and Recently Completed Commercial Developments:

- Taco Bell
- Chicken Express
- Walmart Renovation
- Jack in the Box
- The Garage Burger Company
- Team Elliott Ford
- Hexham House Antiques
- WildFlyer Mead and Beer Company
- Starbucks
- O'Reilly's
- AutoZone
- Domino's Pizza
- The Coop
- Smoke Daddies BBQ
- Champion Homes
- Red Eye Chemical

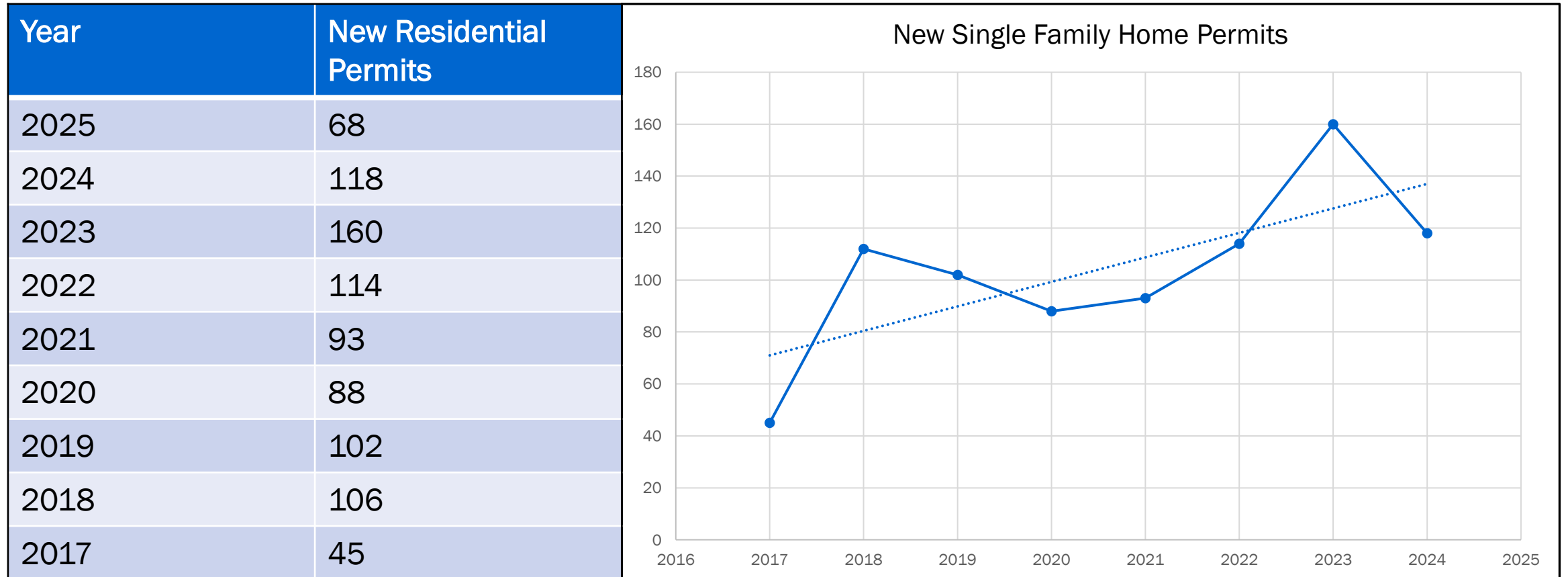


NAVASOTA'S ECONOMIC PICTURE

- Residential Projects currently in progress
 - ❖ Altamira - 400 Homes
 - ❖ Stone Ridge Phase 2 - 220 Homes
 - ❖ Pecan Lakes - 550 Homes completed in 2025
 - ❖ Pecan Grove - 130 Homes
 - ❖ Hidden hills - 100 Homes
 - ❖ Burlin Oaks - 1300 Homes
 - ❖ Brazos Place - 300 Homes
 - ❖ Podraza Development - 450 Homes + 7 Acres Multifamily



NEW SINGLE FAMILY PERMITS IN NAVASOTA

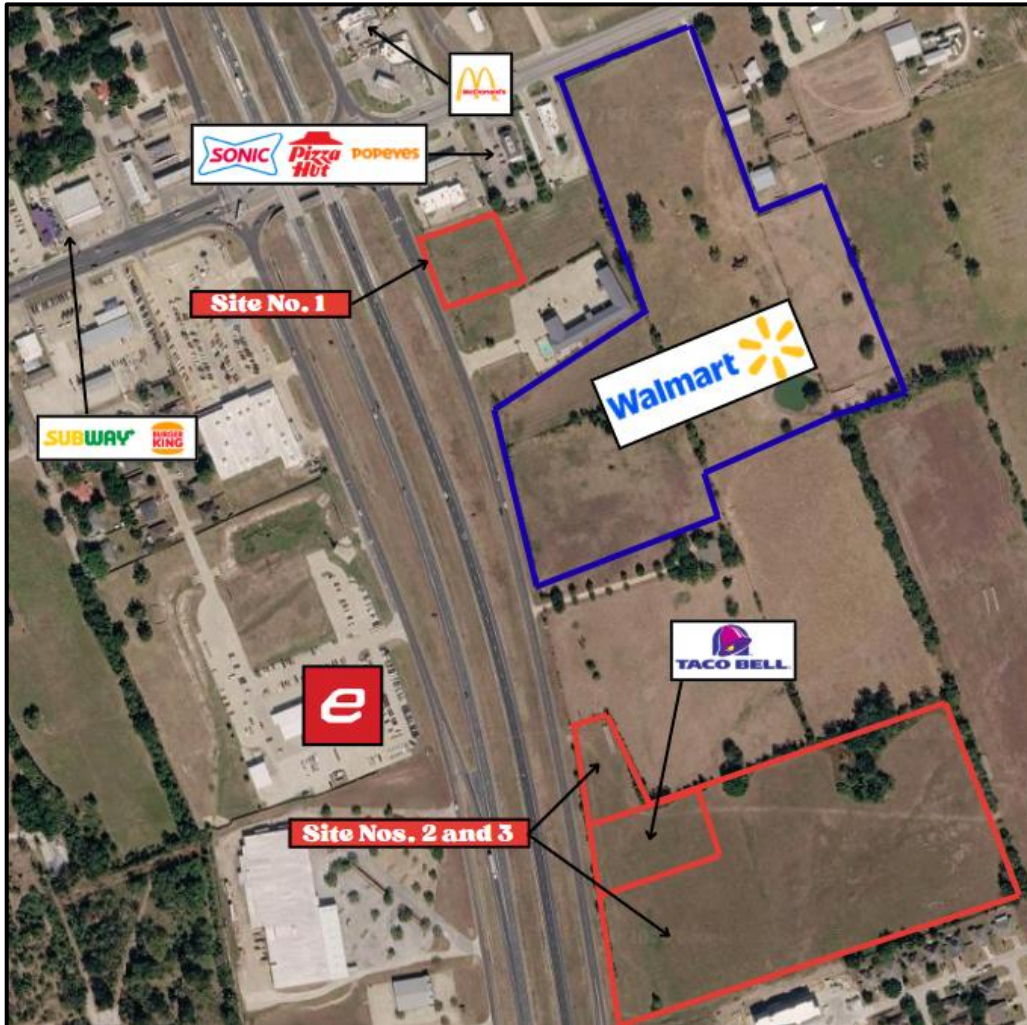


SITE OPPORTUNITIES IN NAVASOTA



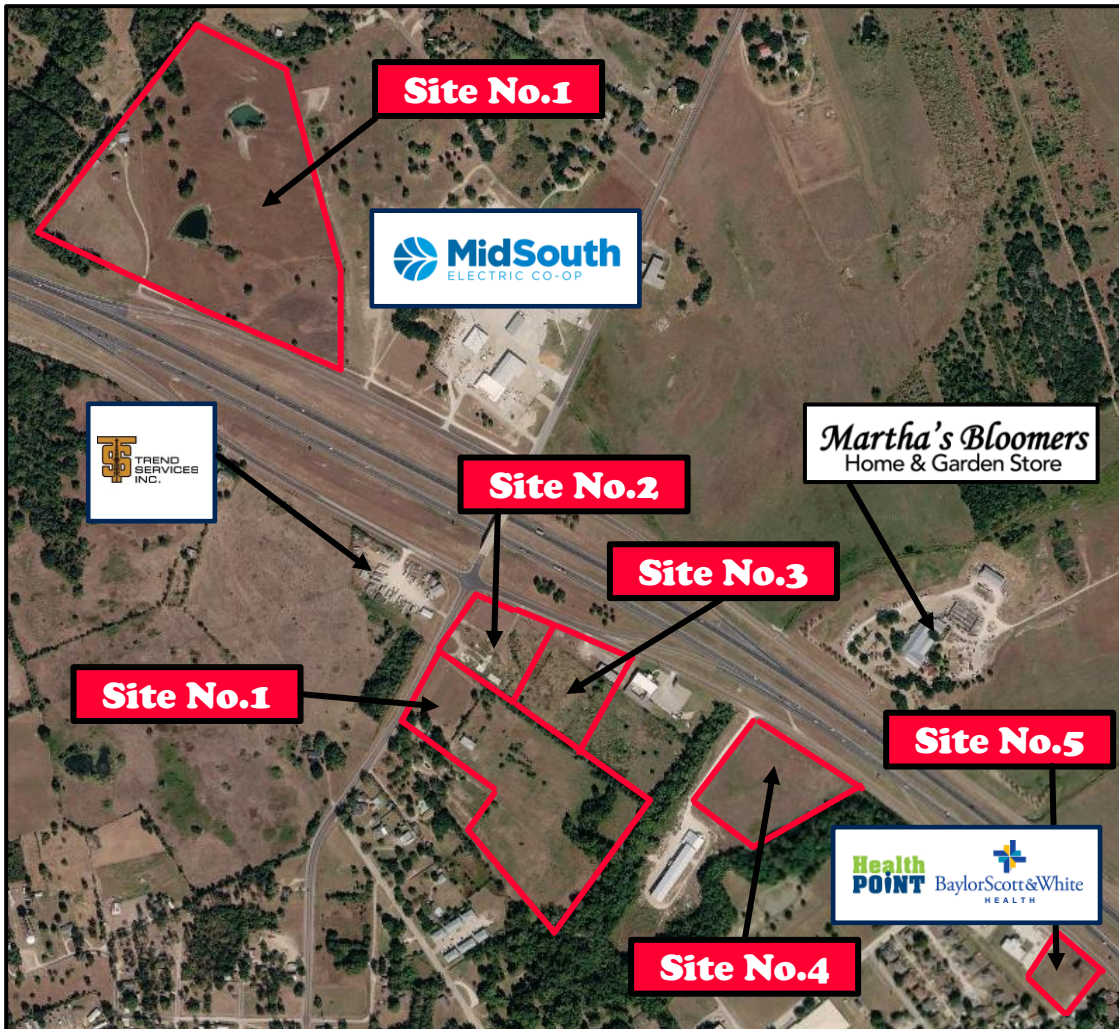
- Navasota's Growth Corridor Highlights:
 - ❖ Highway 6 runs North/South with 37,000 AADT. Connects to the Bryan-College Station Market.
 - ❖ Highway 249 runs East/West with 21,000 AADT. Connects to the Magnolia, Woodlands, Houston Markets
 - ❖ HEB has purchased 20 acres with plans to build a location around 2029.
- Site Highlights:
 - ❖ Site No.1 – 10.45 Acres directly north of HEB
 - ❖ Price: \$2,600,000 - \$2.71/ft.
 - ❖ Contact: Michael Moore – 936.870.6036
 - ❖ Site No.2 – 4.99 Acres
 - ❖ Price: \$2,174,000 – \$10/ft.
 - ❖ Contact: John Clark – 979.268.6840
 - ❖ Sites No.3 and No.4
 - ❖ 1.2 and 1.6 acres respectively
 - ❖ Price: Negotiable. Primarily seeking a ground lease.
 - ❖ Contact: Sam Trinh – 979.575.4545

SITE OPPORTUNITIES IN NAVASOTA



- Navasota's Primary Intersection Highlights
 - ❖ Highway 6 runs North/South, sees 37,000 AADT. Connects to the Bryan-College Station Market.
 - ❖ Highway 90 runs NE/SW, sees 17,000 AADT. Connects to Anderson and the Huntsville Market
 - ❖ Walmart has purchased +/- 22 acres with plans to build a future Supercenter location.
 - ❖ Taco Bell has recently opened a location adjacent to sites 2 and 3
- Site Highlights
 - ❖ Site No.1 - .75 acres at intersection of HWY 6 and 90
 - ❖ Price: \$300,000 - \$9.18/ft
 - ❖ Contact: Lindi Braddock - 979.836.0011
 - ❖ Site No.2 and No.3 - Roughly 14 acres available already anchored by a new QSR. Additional Parcels might also be available.
 - ❖ Price: \$25/ft starting point
 - ❖ Contact: Adren Pilger - 979.219.1355

SITE OPPORTUNITIES IN NAVASOTA

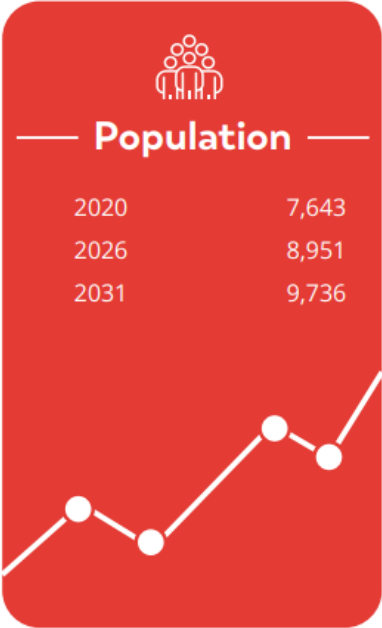


- Navasota's additional highway frontage Highlights
 - ❖ Highway 6 runs NW/SE, sees 37,000 AADT. Connects to the Bryan-College Station Market.
 - ❖ FM 3090 runs NE/SW, sees 3,000 AADT. Connects to Anderson.

■ Site Highlights

- | | |
|---|--|
| ❖ Site No.1 - 14.75 Acres On FM 3090 | ❖ Site No.4 - 8 Acres |
| ❖ Multifamily or commercial potential | ❖ Owned by MBC Management |
| ❖ Price: \$1,750,000 - \$2.72/ft | ❖ Price: Negotiable |
| ❖ Contact: Lauren Stuart - 936.672.7841 | ❖ Contact: Jacob Malek - 936.870.8482 |
| ❖ Site No.2 - 3.46 Acres | ❖ Site No.5 - 1.2 Acres |
| ❖ Hard Corner of Hwy 6 and FM 3090 | ❖ Anchored by Baylor Scott and White and Health Point Navasota |
| ❖ Price: \$2,500,000 - \$16.59/ft | ❖ Price: Negotiable |
| ❖ Parvez Karedia - 832.614.0222 | ❖ Contact: John Acklam - 979.220.1683 |
| ❖ Site No.3 - 4.22 Acres | ❖ Site No.6 - 32 Acres |
| ❖ Site has existing structure built around 2022 | ❖ Residential and commercial opportunity |
| ❖ Price: Negotiable | ❖ Price: \$3,600,000 - \$2.58/ft |
| ❖ Contact: Clint Oldham - 979.977.6081 | ❖ Contact: Miriah Caskey - 936.825.5094 |

NAVASOTA'S DEMOGRAPHICS



Age

0-9 Years	14.45%
10 - 17 Years	12.02%
18 - 24 Years	9.82%
25 - 34 Years	12.91%
35 - 44 Years	12.18%
45 - 54 Years	10.83%
55 - 64 Years	10.50%
65 and Older	17.29%
Median Age	35.63
Average Age	38.00

Educational Attainment (%)

Graduate or Professional Degree	8.54%
Bachelors Degree	8.91%
Associate Degree	8.42%
Some College	20.29%
High School Graduate (GED)	30.72%
Some High School, No Degree	15.68%
Less than 9th Grade	7.45%

Income

Average HH	\$90,349
Median HH	\$57,509
Per Capita	\$33,095

Race Distribution

White	41.52%
Black/African American	23.21%
American Indian/Alaskan	1.23%
Asian	0.41%
Native Hawaiian/Islander	0.09%
Other Race	16.50%
Two or More Races	17.04%
Hispanic	43.36%
Non-Hispanic	56.64%

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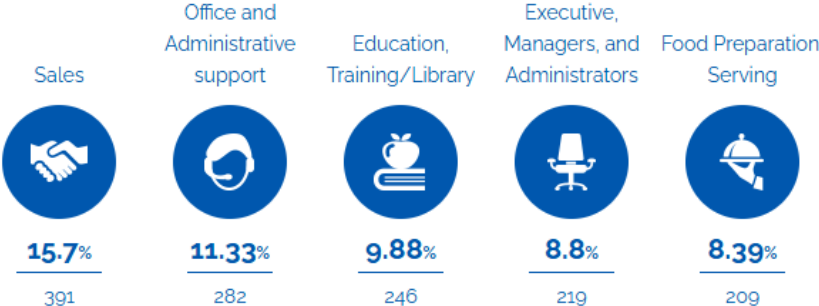


offer associate's Degree or Certificate



offer Bachelor's Degree or Higher

What are the largest job counts by occupation?





THANK YOU