

# Exceptional Location!

Over 1/2 Acre of Prime Commercial Real Estate for Sale or Lease  
329 E. Washington, Navasota, TX 77868.



## PROPERTY DETAILS

- Sale price for .583 Acres, \$500,000
- Call for Lease Pricing
- Sale Price for .583 Acres Plus Bank Building \$1,500,000

## KEY FEATURES

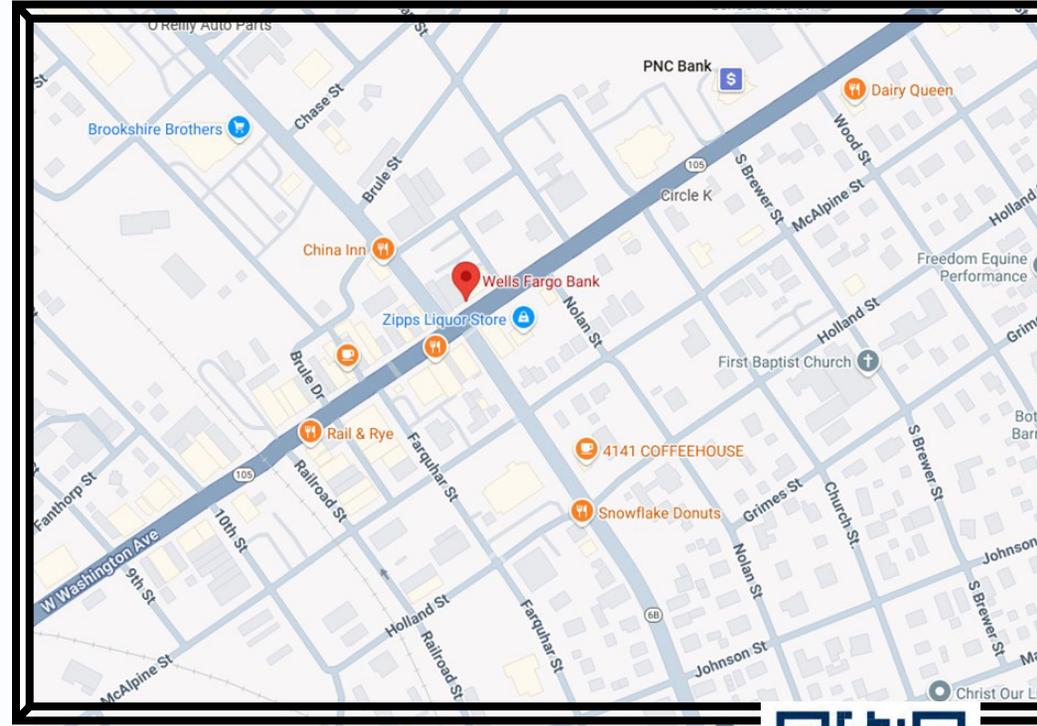
- DOWNTOWN NAVASOTA, TEXAS!!
- Easy Access
- Close to retail, dining, and essential amenities
- Excellent visibility and accessibility on 2 of the main thoroughfares, St. Hwy 105 and St. Hwy 68, with an average daily traffic count over 10,000 (TXDOT)
- Economic Growth: Beautiful Grimes County and Navasota are one of the fastest growing rural areas in Texas



**Drive Thru**



**Drive Thru with Bank**



Owner's Appointed Agent and Representative

**B&B PROPERTIES** 936-291-7552



[www.bnbtex.com](http://www.bnbtex.com)



# *Trust is our Business*

## **Guiding Principals**

**Successful people build upon a foundation of Trust.**

**Trust is the most valuable commodity of Human Relations.**

## **Our Customers can in Every Way**

**TRUST us to represent their best interest.**

**TRUST us to regularly communicate to them our efforts their behalf.**

**TRUST us to faithfully and effectively market their property.**

## **Our Fellow Associates Shall Always**

**TRUST one another to maintain a good reputation of Service and Trust.**

**TRUST one another to cheerfully promote each other personally and professionally.**

**TRUST one another to help and be helped by each other to promote our mutual goals.**

# OUR TEAM

FOR MORE INFORMATION PLEASE CONTACT



**Ben Bius**

Principal Broker

cell: 936-661-3605

Office: 936-291-7552

Email: benbius@bntbtx.com



**Caleb Shaver**

Realtor

cell: 936-577-9013

Office: 936-291-7552

Email: caleb@bntbtx.com



**Daniel Bius, GRI**

Realtor

cell: 936-661-7437

Office: 936-291-7552

Email: danielbius@bntbtx.com



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Bius Investments</b>	<b>329700</b>	<b>contact@bntex.com</b>	<b>(936)291-7552</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Ben Bius</b>	<b>266125</b>	<b>benbius@bntex.com</b>	<b>(936)291-7552</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Caleb Shaver</b>	<b>825870</b>	<b>caleb@bntex.com</b>	<b>(936)577-9013</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bnbtex.com	(936)291-7552
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

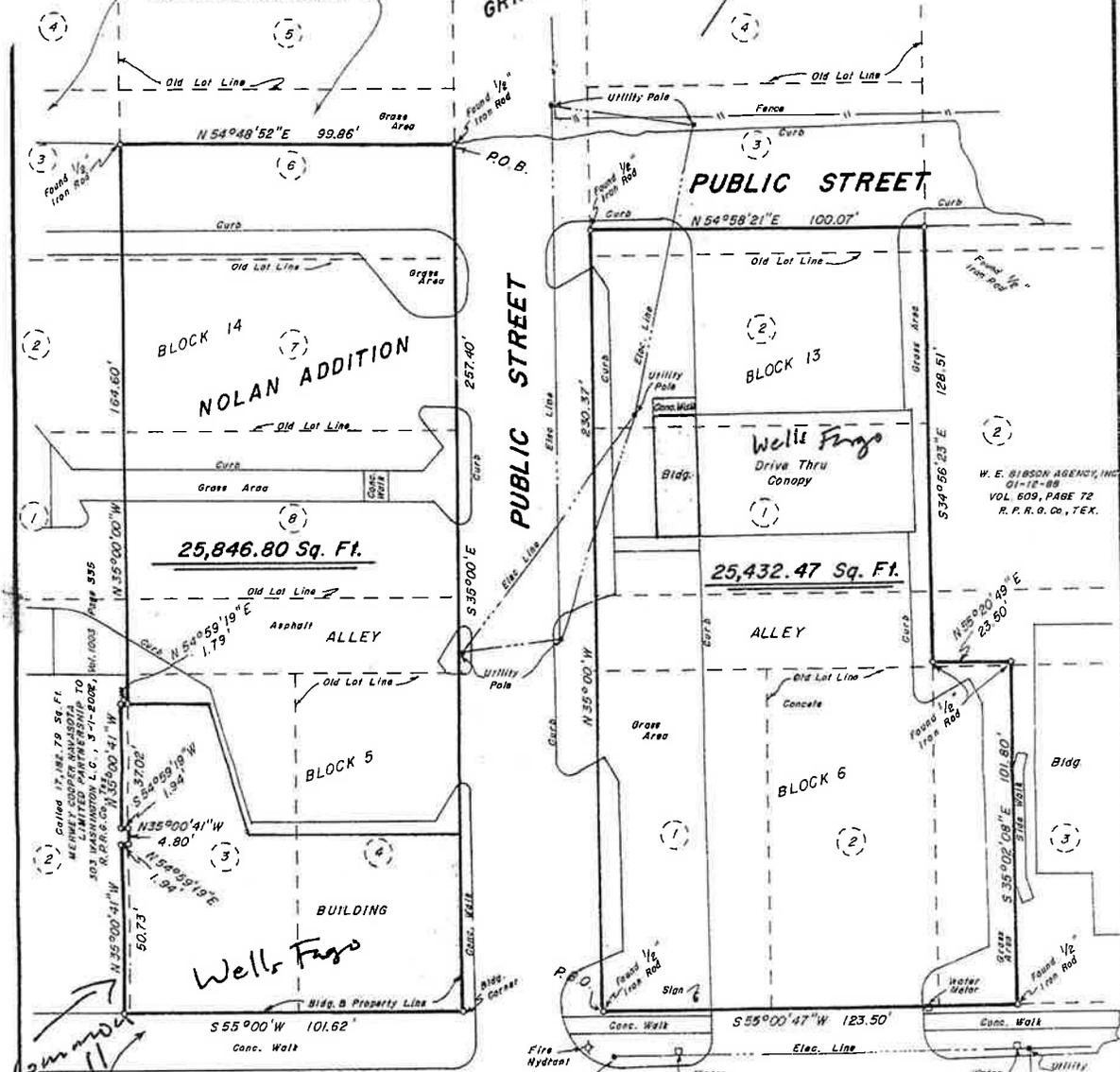
Buyer/Tenant/Seller/Landlord Initials

Date

D. ARNOLD SURVEY A-2  
CITY OF NAVASOTA  
GRIMES COUNTY, TEXAS

SCALE 1" = 30'

CALLED TRACT "1" - 2,589.19 SQ. FT.  
SECURITY STATE BANK OF NAVASOTA, TEXAS  
TO LOUIS L. HERTENBERGER 06-30-89, VOL.  
640, PAGE 122 R. P. R. O. Co., TEX.



W. E. SIBSON AGENCY, INC.  
01-12-88  
VOL. 609, PAGE 72  
R. P. R. O. Co., TEX.

*Common Wall*

Building has a Roof-Canopy over City Property where Concrete Walk is shown that is part of Structure of Building **E. WASHINGTON AVENUE**

The undersigned does hereby certify that this survey was this day made on the ground of the property located in Grimes County, Texas and being a part of the D. ARNOLD SURVEY, Abstract No. 2 also being out of a called 43,020.71 sq. ft. tract of land, known as Tract One and all of a called 25,432.47 sq. ft. tract of land, known as Tract Two, described in a Deed from Portfolio H.R. Ltd. to Merwey Cooper Navasota Ltd. Partnership dated October 9, 2001 of record in Vol. 989, Page 654 of the Real Property Records of Grimes County, Texas, that there are no overlappings of improvements, encroachments, etc., except as shown hereon, that the property shown above is situated within a Special Flood Hazard Area or Flood Way according to the Flood Hazard Boundary Map, Community Panel No. 480265 0005 A, dated February 4, 1988 for the City of Navasota, Texas and that the survey shown above complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

DATED this the 11 day of November, 2002

SIGNED: *[Signature]*



VACANT  
SUITE 125  
1,269 NUA  
1,390 NRA

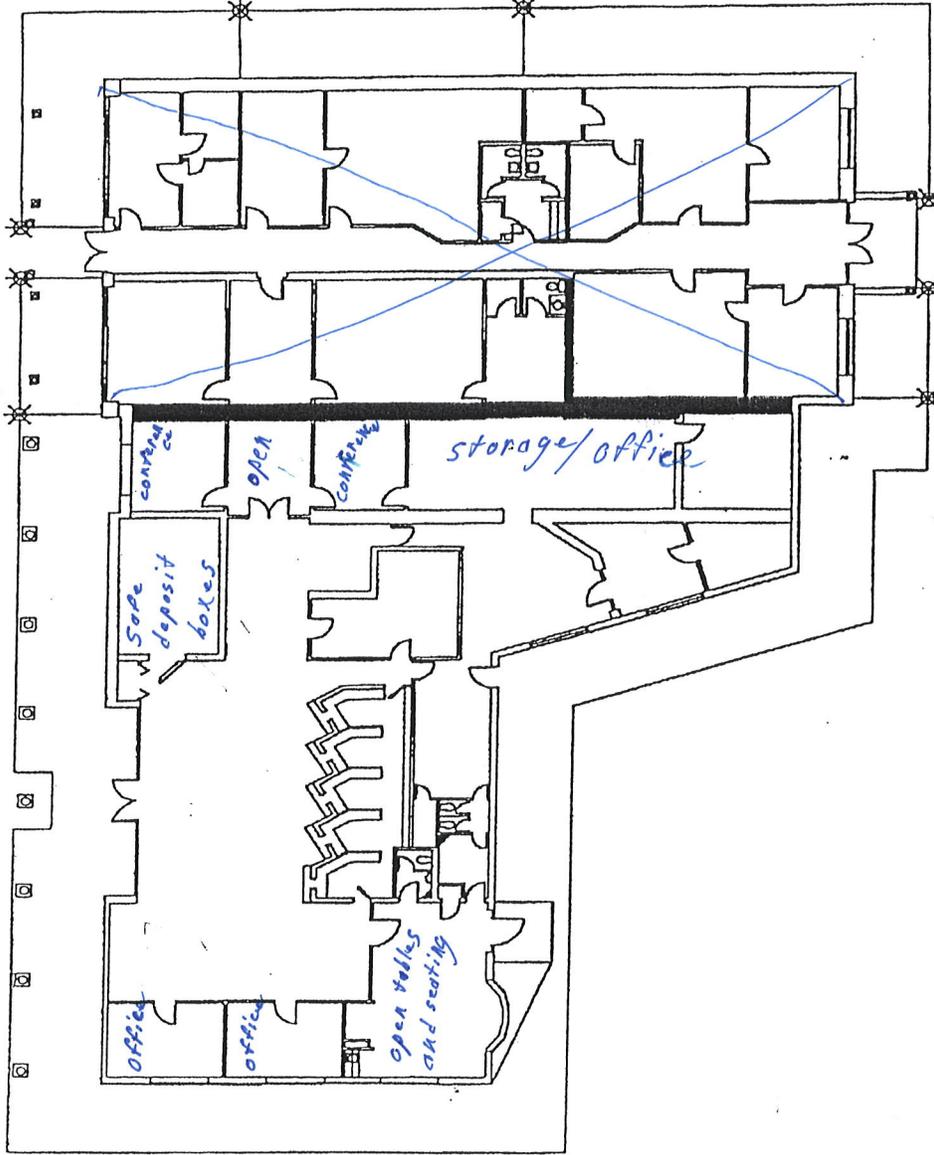
JUST NAILS  
SUITE #150  
355 NUA  
389 NRA

VACANT  
SUITE #175  
702 NUA  
768 NRA

CR DOWNING, CPA  
SUITE #200  
752 NUA  
823 NRA

VACANT  
SUITE #250  
722 NUA  
790 NRA

WELLS FARGO  
SUITE #100  
6,220 NUA  
6,809 NRA



# WELLS FARGO BANK BUILDING, NAVASOTA TEXAS

Level 1

CDI Dauglass • Pye COMPUTER DOCUMENTATION



February 20, 2001