



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

±80 ACRES PRIME LAND FOR SALE

9192 ST HWY 75 | NEW WAVERLY, TX 77358



OFFERING SUMMARY

SALE PRICE

\$4,500,000

PROPERTY TYPE

COMMERICAL

LOT SIZE

80 ACRES

PROPERTY HIGHLIGHTS

Opportunity to acquire approximately ±80 acres of strategically located land along State Highway 75 in the growing New Waverly market. This expansive tract offers excellent visibility and convenient access, making it well-suited for a variety of potential uses including residential development, commercial investment, recreational use, or long-term land hold. The property benefits from proximity to Interstate 45, providing efficient connectivity to Conroe, Willis, Huntsville, and the greater North Houston area.

Surrounded by a blend of rural acreage, residential growth, and local businesses, the site presents strong potential for future development as the corridor continues to expand.

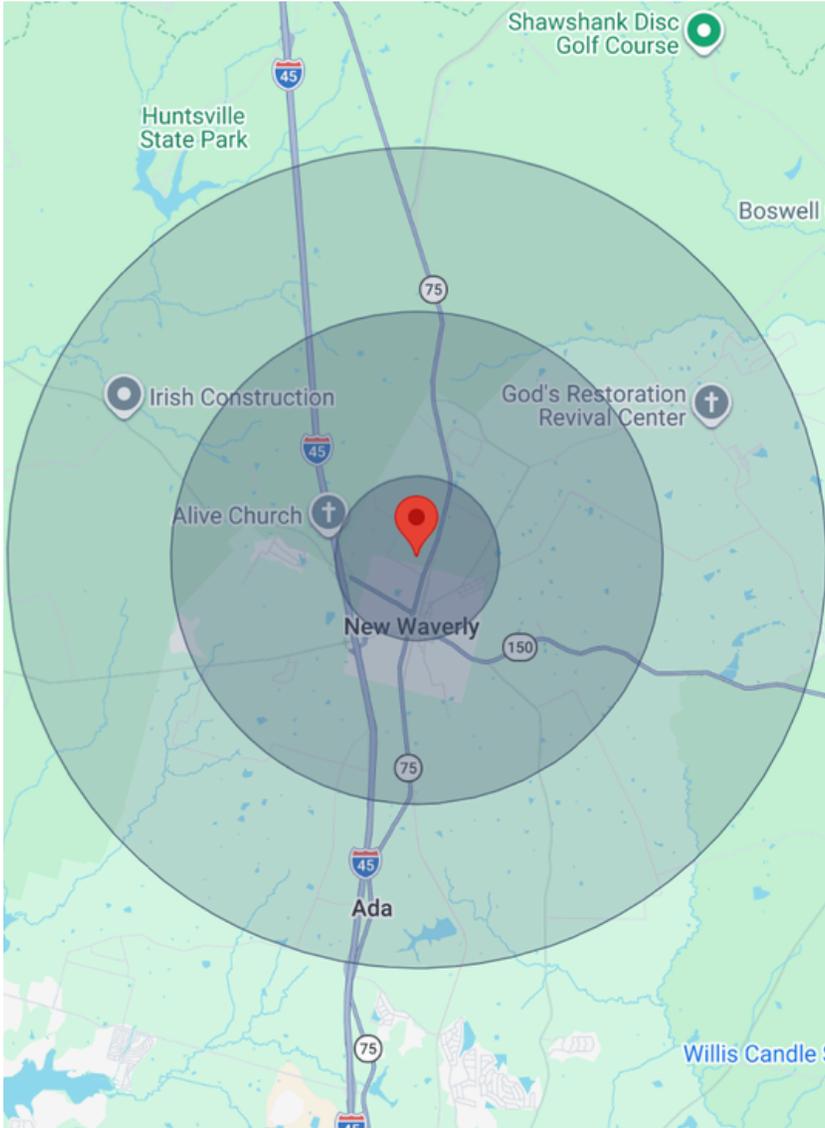
Aerial Map



Property Photos



Demographics



Positioned along State Highway 75 in New Waverly, this property offers excellent visibility and convenient access in a steadily growing area of Walker County. Located just minutes from Interstate 45, the site provides strong connectivity to major regional hubs including Conroe, Willis, Huntsville, and the greater North Houston market.

The surrounding area features a mix of residential developments, local businesses, and rural acreage, creating a balanced environment suitable for a variety of commercial, industrial, or investment uses.

	1 Mile	3 Miles	5 Miles
Total population	323	2,413	5,663
Workday Population	125	1,099	2,796
Total household	108	940	2,339
Average household income	\$88,091	\$92,806	\$97,720
Average age	33.2	39.6	44.4
Male Population	188	1,353	3,126
Female Population	138	1,062	2,541

Demographics data derived from AlphaMap

Market Overview

New Waverly, Texas is a growing community located in Walker County along the Interstate 45 corridor between Houston and Huntsville. Its strategic position provides convenient access to major regional markets while maintaining a small-town atmosphere that continues to attract residents and businesses seeking affordability, accessibility, and room for growth. Proximity to larger employment centers in Huntsville, Conroe, and The Woodlands supports the area's steady population and economic expansion.

The surrounding region has experienced gradual residential development as population growth from the Greater Houston area continues to move north along the I-45 corridor. This trend has increased demand for neighborhood retail, service-oriented businesses, and light industrial uses that support both local residents and nearby communities. New Waverly's accessibility to major highways also makes it attractive for businesses requiring convenient regional distribution routes.

From a real estate perspective, New Waverly offers opportunities for investors and owner-users seeking locations with lower land costs and long-term growth potential. As development along the I-45 corridor continues and surrounding cities expand, the area remains well-positioned to benefit from gradual population growth and increasing commercial demand within the North Houston region.



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