

# Executive Summary

26175 FM 2154 | NAVASOTA, TX 77868



## OFFERING SUMMARY

**Available SF:** (2) 4,000 SF Spaces

**Lease Rate:** \$4,500 monthly  
(per side) (NNN)

**Building Size:** 8,000 SF

## PROPERTY OVERVIEW

(2) 4,000 SF Industrial spaces for Lease. 2 Grade level doors per side, Easy Access to HWY 6 and FM 2154. 1.2 AC Stabilized yard. Comes with 1 Office and Restrooms can convert for 2 offices.

## PROPERTY HIGHLIGHTS

- 4,000-8,000 SF
- (2) 16' Grade level doors on each side
- Easy Access to HWY 6 and FM 2154
- 1.2 AC Stabilized yard
- Conditioned Office space
- Each side includes 1 office and Restrooms

## RICK LEMONS, CCIM

Broker  
979.221.2929  
rlemons@lkgra.com



Industrial Property For Lease

# Additional Photos

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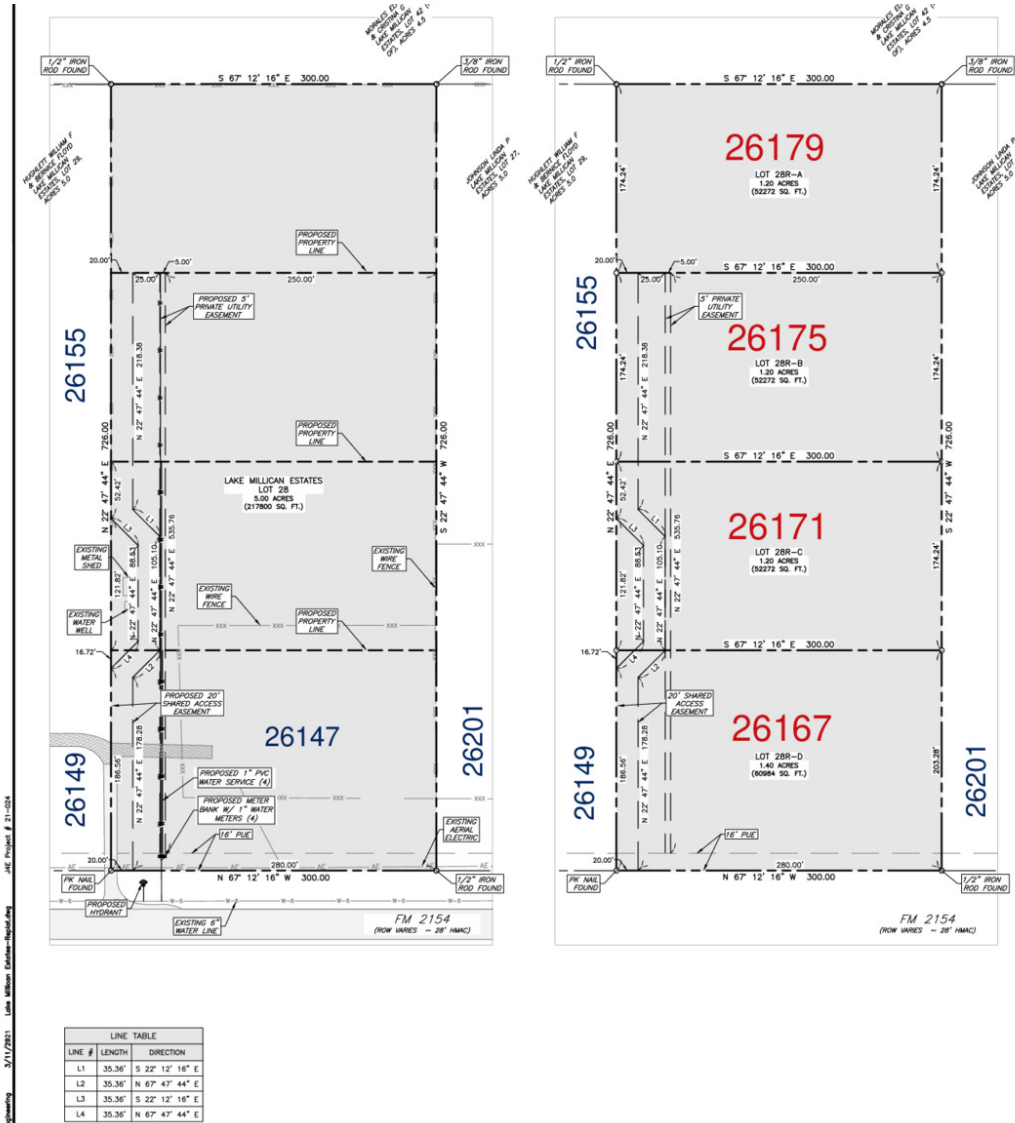
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# Site Plan

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**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, \_\_\_\_\_ owner(s) of the land shown on this plat, and designated herein as Lake Millican Estates, Lots 28R-A to 28R-D Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public for use of streets, alleys, parks, greenways, infrastructure, easements, and public places (herein shown) for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner: \_\_\_\_\_ Owner: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Gregory Hagan, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Gregory Hagan, R.P.L.S. No. 6047

**CERTIFICATE OF THE CITY PLANNER**

I, \_\_\_\_\_, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner  
 College Station, Texas

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
 College Station, Texas

**CERTIFICATE OF COUNTY COMMISSIONERS' COURT**

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Judge, Brazos County, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_ day of 20\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

WITNESS my hand and official Seal, at my office in Bryan, Texas

County Clerk  
 Brazos County, Texas



- General Notes:**
- This tract does not lie within a designated 100-Year Floodplain according to the FEMA Maps, Panel No. 48040C000 effective May 16, 2012.
  - All utilities shown herein are approximate locations.
  - All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state (OSSF) regulations. All OSSE construction must have an authorization to Construct from the Brazos County Health Department. The permit requires compliance with the county permit address by Commissioners Court of Brazos County pursuant to the provisions of section 21.004 of the Texas Water Code. On-site sewage facilities disposal areas shall not encroach the 100 foot or 150 foot sanitary zone of a private or public well respectively.
  - No on-site sewage facility (OSSE) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
  - All lots will be required to have a site/sell evaluation on file with the Brazos County health department before on-site sewage facilities may be constructed.
  - On-site sewage facilities disposal areas shall not encroach the 100 foot or 150 foot sanitary zone of a private or public well, respectively.
  - Wickson Creek EUD will provide water service for the subdivision.
  - No structure or land within this plat shall hereafter be located or siting without first obtaining a development permit from the Brazos County Floodplain Administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the base flood elevation ("BFE"), whichever is higher.
  - Burial mounds shall be set five (5) feet from the edge of pavement or hardscape, when used. All mounds within county arterial right-of-way shall meet the current TxDOT standards, any mounds that does not meet this requirement may be removed by Brazos County.
  - It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the planning and development of this property. The owner assumes no responsibility for the accuracy of representations by the other parties in the plat. Floodplain data, in particular, may change.
  - Setback limits to comply with current standards.
  - The Following Easements do apply to this tract.
    - Easement from Ward Trenchman to Humble Pipe Line Company 49/104

50 25 0 50

**FINAL PLAT**

**Lake Millican Estates  
 Lot 28R-A to 28R-D**

Being a Replat of  
 Lake Millican Estates  
 - 5.00 AC  
 Brazos County, Texas

March 2021

Owner: **Tracy & Virginia Hughes**  
 1613 Stone Ridge Dr  
 Navasota, TX, 77860

Engineer: **M Engineering**  
 PO Box 5182  
 Bryan, TX 77805  
 979.726-0607  
 TSP# F-9951

Surveyor: **McCure & Browne**  
 Surveying, Inc.  
 1008 Woodcock Dr.

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**Industrial Property For Lease**

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | http://lkgra.com



# Location Map

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# Driving Map

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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	25	87	113
Average Age	42	42	41
Average Age (Male)	41	42	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	35	43
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$133,328	\$132,691	\$134,772
Average House Value	\$515,284	\$512,702	\$521,126

Demographics data derived from AlphaMap



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