FOR SALE

200 ACRE INVESTMENT TRACT GRIMES COUNTY

STATE HIGHWAY 30

Richards, TX 77873

PRESENTED BY:

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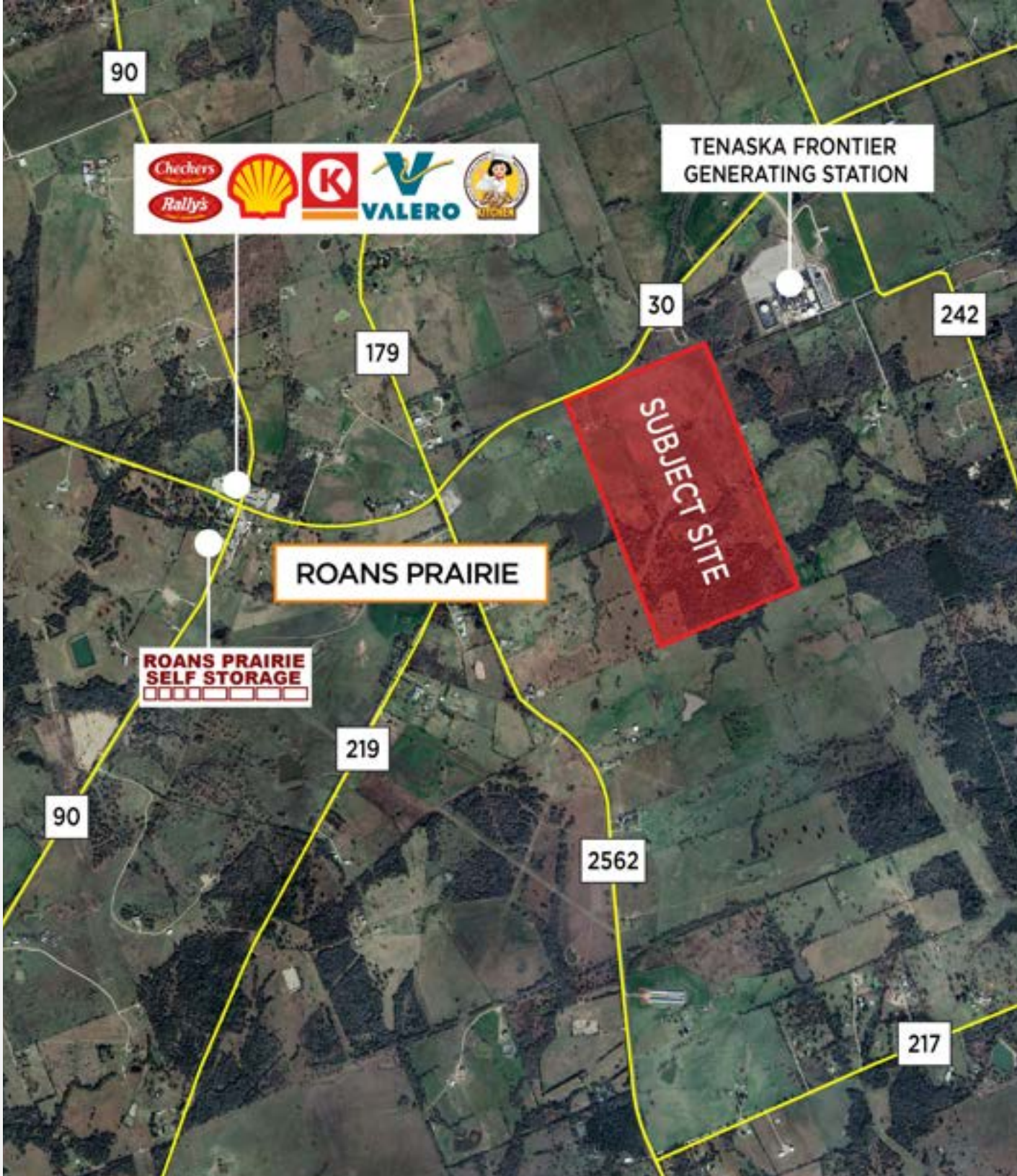
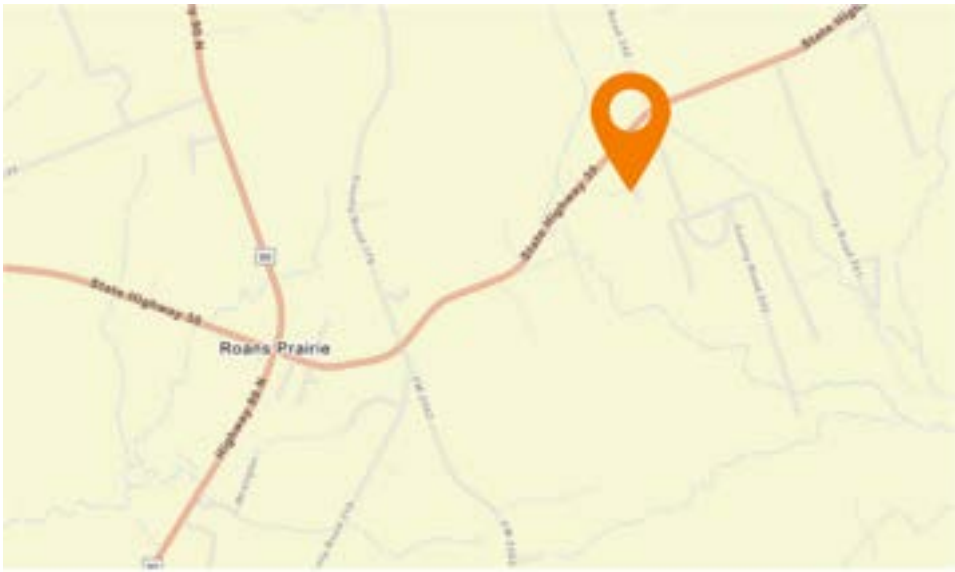
SVN
J. BEARD REAL ESTATE
GREATER HOUSTON





PROPERTY HIGHLIGHTS

- Natural gas pipeline runs across the property and a crude oil pipeline runs along the east side
- Substation on southeast corner of Hwy 90 and Hwy 30 approximately one half mile east of property
- Family owned tract that has been historically used for recreational hunting and fishing with multiple half acre ponds and various wildlife
- Property is fenced/gated
- Easy access to Hwy 90 with only a 10 minute drive to Anderson-Shiro School District
- Property has good frontage to depth ratio with the front portion featuring expansive open terrain while the south side has moderate to heavy tree coverage
- Approximately 750 ft of frontage on heavily travelled Hwy 30 offering access to Bryan-College Station and Huntsville
- Property lies in CCN 11676

OFFERING SUMMARY

SALE PRICE:	$5,200,000
PRICE/ACRE	$26,000
LOT SIZE:	200 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATIONS	678	1,572	4,831
TOTAL DAYTIME POPULATION	515	1,046	3,744
AVG HOUSEHOLD INCOME	$99,106	$102,780	$108,691

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GRIMES COUNTY - MARKET OVERVIEW

Grimes County is located in southeastern Texas, nestled between the Houston metropolitan area and the Bryan-College Station region. It is bordered by Brazos, Madison, Montgomery, Waller and Washington counties, making it strategically positioned within the Texas Triangle - one of the most economically dynamic areas in the state. The county seat is Anderson, while Navasota serves as its largest city and a key commercial hub. With convenient access to major highways such as State Highways 6 and 105, Grimes County benefits from proximity to major urban centers while maintaining a predominantly rural character. This location offers a balance of small-town charm and connectivity to larger economic markets, making it attractive for both residential developments and business investments.

As of May 2025, Grimes County is experiencing steady economic and population growth. The county's gross domestic product reached approximately $1.5 billion in 2023, reflecting a 9% year-over-year increase. Employment has risen by 7% between 2018 and 2023, outpacing national trends, though the labor force participation rate has declined slightly to 53.4%.

The county is also experiencing significant commercial real estate growth, driven by its strategic location and improved infrastructure. The completion of the Aggie Expressway has enhanced connectivity, making the county more attractive for businesses and developers. This improved access has spurred interest in both residential and commercial projects, particularly in southern areas such as Navasota and along SH 249 corridor. The county's affordable land prices, coupled with its proximity to larger markets, positions Grimes County as a promising area for continued economic and real estate developments.

Major employment sectors include construction, retail trade, and healthcare. The unemployment rate stands at 4.26% as of late 2024. In the housing market, median home values range from $255,000 in Navasota to over $500,000 in Anderson, with an overall county average of about $313,900. Home sale prices have increased by up to 12% year-over-year, and homes are spending an average of 25 to 80 days on the market, depending on the source.

Demographically, the county has grown by 14.5% [adding 4,104 residents] since 2018 and is projected to grow another 15.8% by 2028. The median household income is $67,080, and per capita is nearly $44,000, though about 13.3% of residents live below the poverty line.

Local leaders have prioritized economic development initiatives, including improving the county's online presence and leveraging state incentive programs like the Texas Enterprise Fund. The Navasota Grimes County Chamber of Commerce also plays an active role in supporting business growth and community engagement.

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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.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____