

# FOR SALE

CALL BROKER  
FOR PRICING

📍 0 S BUSINESS HIGHWAY 6, NAVASOTA, TX 77868

+/- 55.88 ACRES OF LAND



**SITE**

**ALEX WISNOSKI**

Principal

Alex@TexasCRES.com

(281) 415-1913

**TYLER TORRES**

Principal

Tyler@TexasCRES.com

(281) 898-0895





# PROPERTY HIGHLIGHTS



## **Location**

0 S. Business Highway 6  
Navasota, TX 77868



## **Asking Price**

Call Broker for Pricing



## **Size**

+/- 55.88 AC

## **Contact Us**

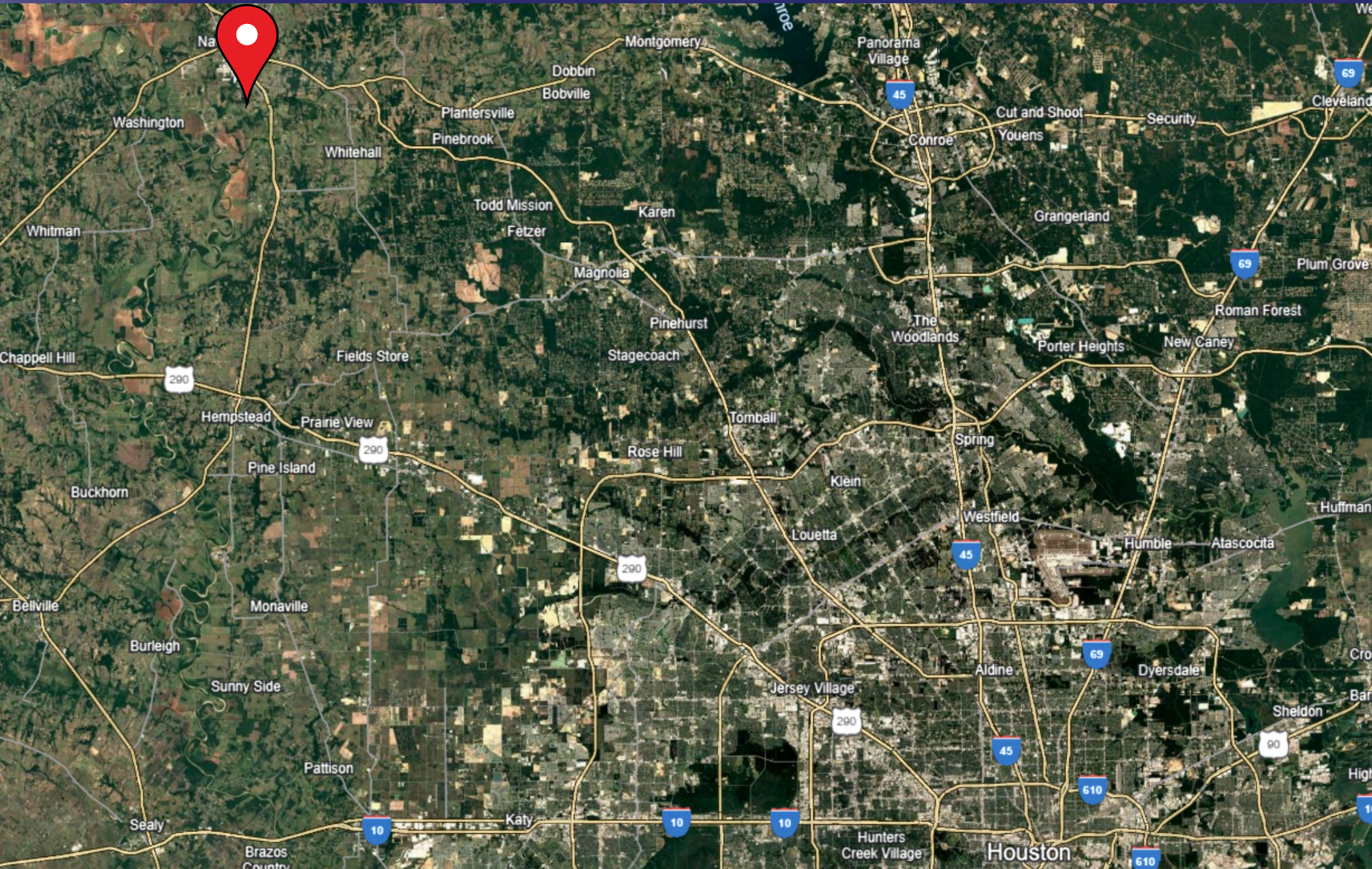
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- Owner would consider doing a Joint Venture on the site/development.
- Outstanding development opportunity in rapidly expanding Navasota, Texas.
- Excellent location with great visibility; +/- 2,600 feet of frontage on Business Highway 6 and +/- 1,400 feet of frontage on County Road 420.
- Less than half a mile south of Spur 515/Highway 105, just minutes from downtown Navasota.
- Site borders BSNF Railroad Owner willing to divide; Corner pad site potential at the intersection of Business Hwy 6 and CR 420.
- Property partially zoned B-1 (General Business) per Navasota zoning ordinance. Situated in Grimes County & Navasota ISD. Cell tower on-site.



# LOCATION MAP



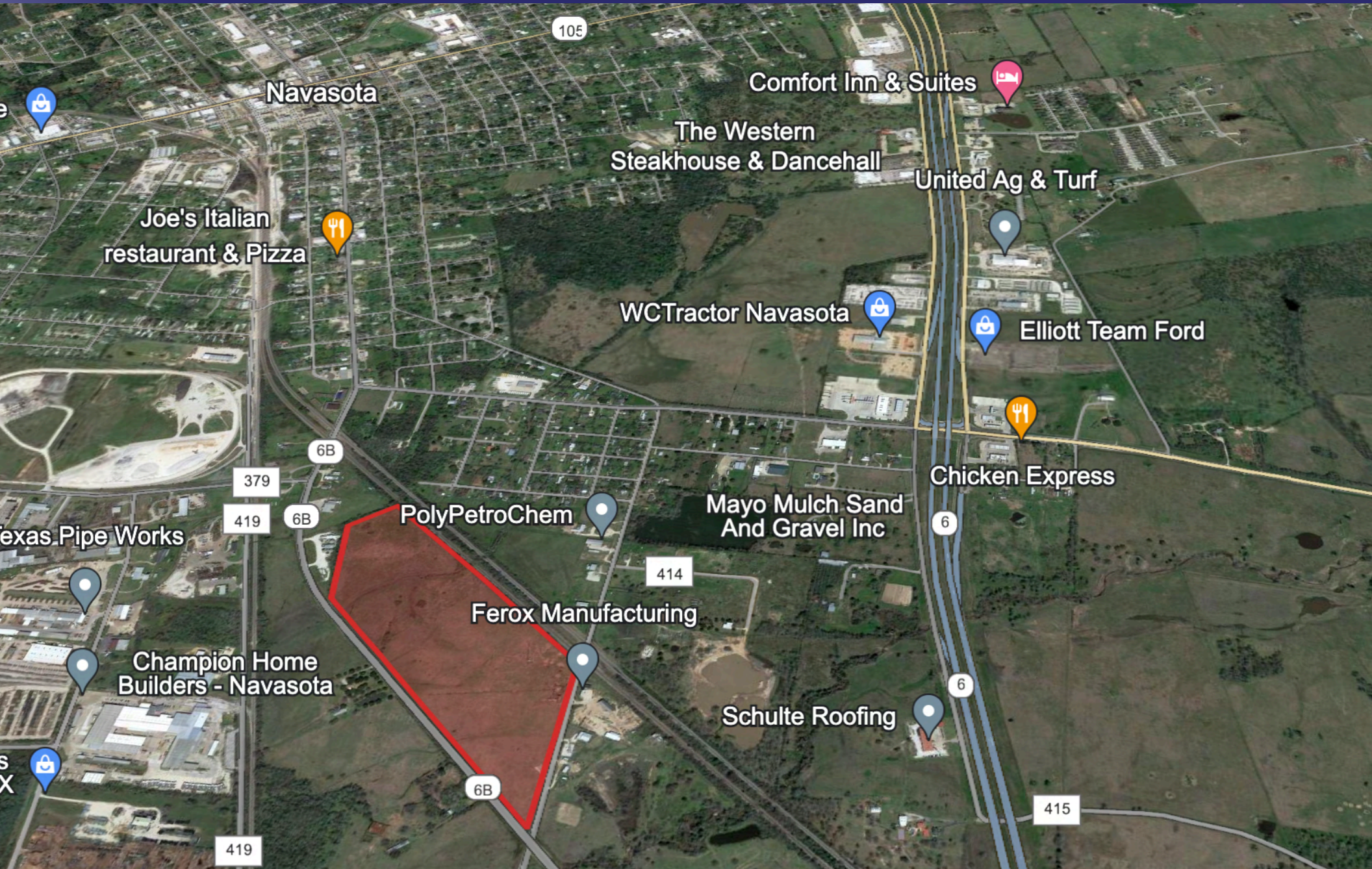


# PROPERTY AERIAL





# MARKET AERIAL





# DEMOGRAPHICS



## DEMOGRAPHIC SUMMARY

S Business 6, Navasota, Texas, 77868

Ring of 1 mile

### KEY FACTS

423

Population



156

Households

39.3

Median Age

\$46,767

Median Disposable Income

### EDUCATION

20.3%

No High School Diploma



26.1%

High School Graduate



27.1%

Bachelor's/Grad / Prof Degree



26.5%

Some College/ Associate's Degree



423

2023 Total Population (Esri)

### INCOME



\$54,440

Median Household Income



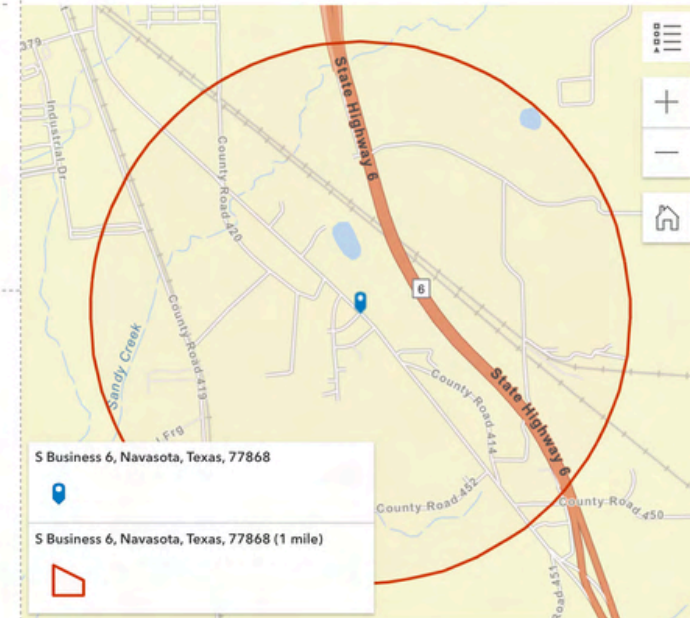
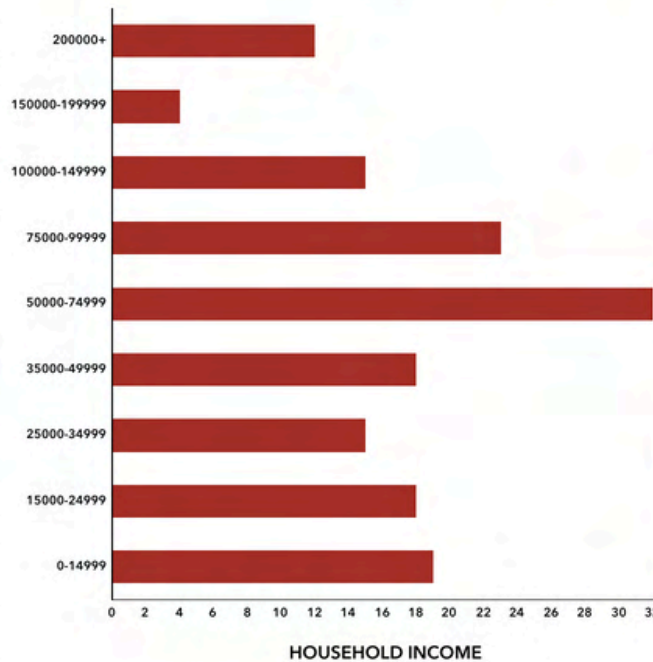
\$31,038

Per Capita Income



\$106,520

Median Net Worth



### EMPLOYMENT



56.5%

White Collar



31.8%

Blue Collar



17.6%

Services

0.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

Full demographic package available upon request.



## Information About Brokerage Services

11-2-2015

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

### 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.

**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.

**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.

**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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texascres.com</u>	<u>(281) 898-0895</u>
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)

TAR 2501

IABS 1-0

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