

3 Acres | I-45 Frontage Road
I-45 Frontage Road
New Waverly, TX 77358

\$525,000
3.88± Acres
Walker County



MORE INFO ONLINE:
<https://homelandprop.com/>

3 Acres | I-45 Frontage Road
New Waverly, TX / Walker County

SUMMARY

Address

I-45 Frontage Road null

City, State Zip

New Waverly, TX 77358

County

Walker County

Type

Commercial

Latitude / Longitude

30.551151 / -95.499757

Taxes (Annually)

\$2,200

Acreage

3.88

Price

\$525,000

Property Website

<https://homelandprop.com/property/3-acres-i-45-frontage-road/walker/texas/111576/>



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PROPERTY DESCRIPTION

Position your business where visibility and accessibility come together. This 3.88-acre commercial tract offers an exceptional opportunity along the I-45 feeder road in New Waverly, just a quarter mile from the highly traveled State Hwy 150/I-45 intersection.

With approximately 772 feet of feeder road frontage, this unrestricted property provides outstanding exposure for a wide range of commercial uses. Whether you're planning retail, office space, service businesses, storage, or an investment project, this level, undeveloped tract is a blank canvas ready to bring your vision to life.

Need additional space? The neighboring 3.37-acre tract to the west is also available for purchase, adding approximately 420 feet of frontage along Old State Road. Together, the properties create an excellent opportunity for a larger commercial development with access from both the I-45 feeder and Old State Road.

If you're looking for a high-exposure commercial location along one of the busiest corridors in the area, this property deserves a look.

Utilities: Electric

Utility Provider: Entergy



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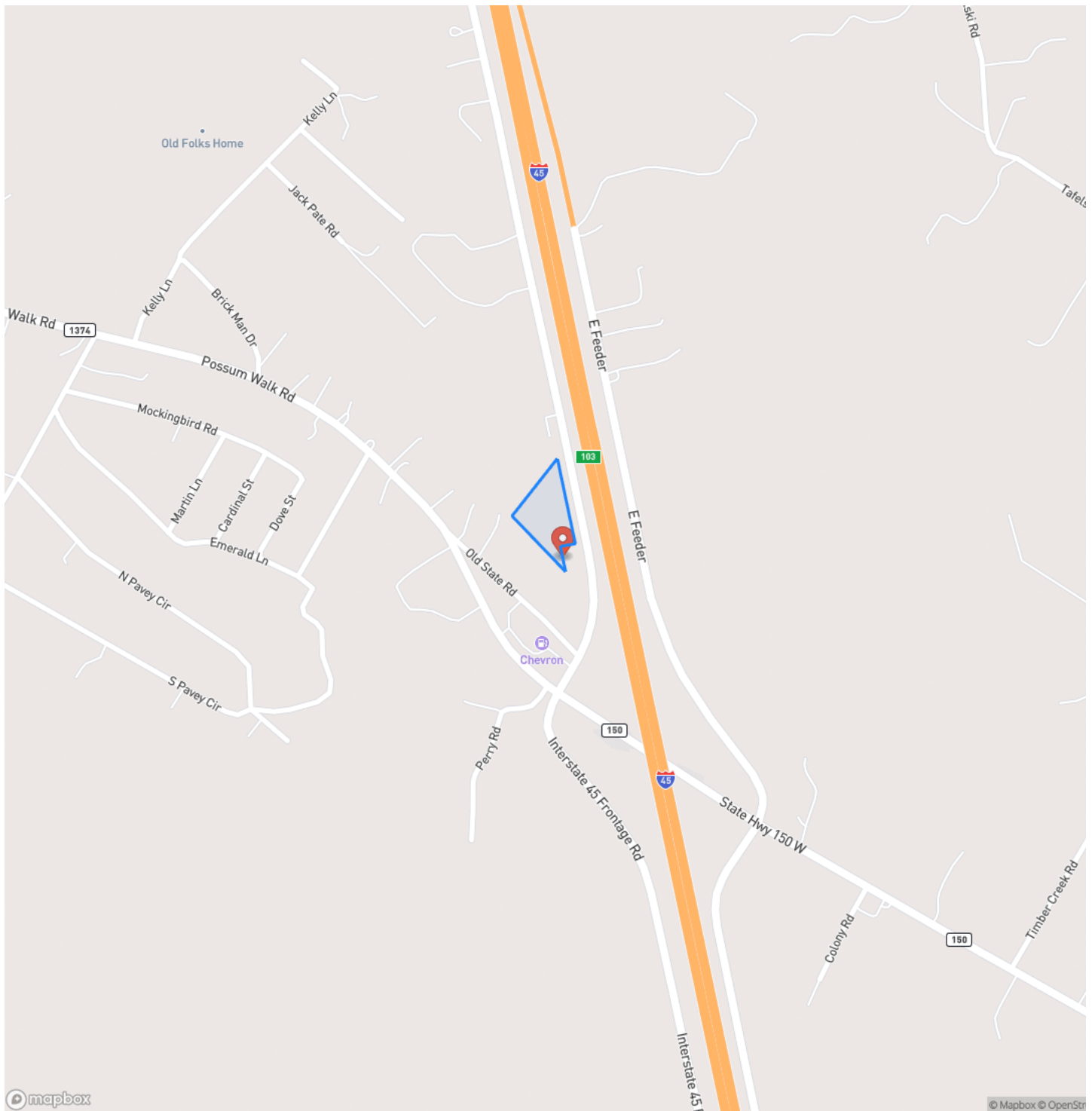
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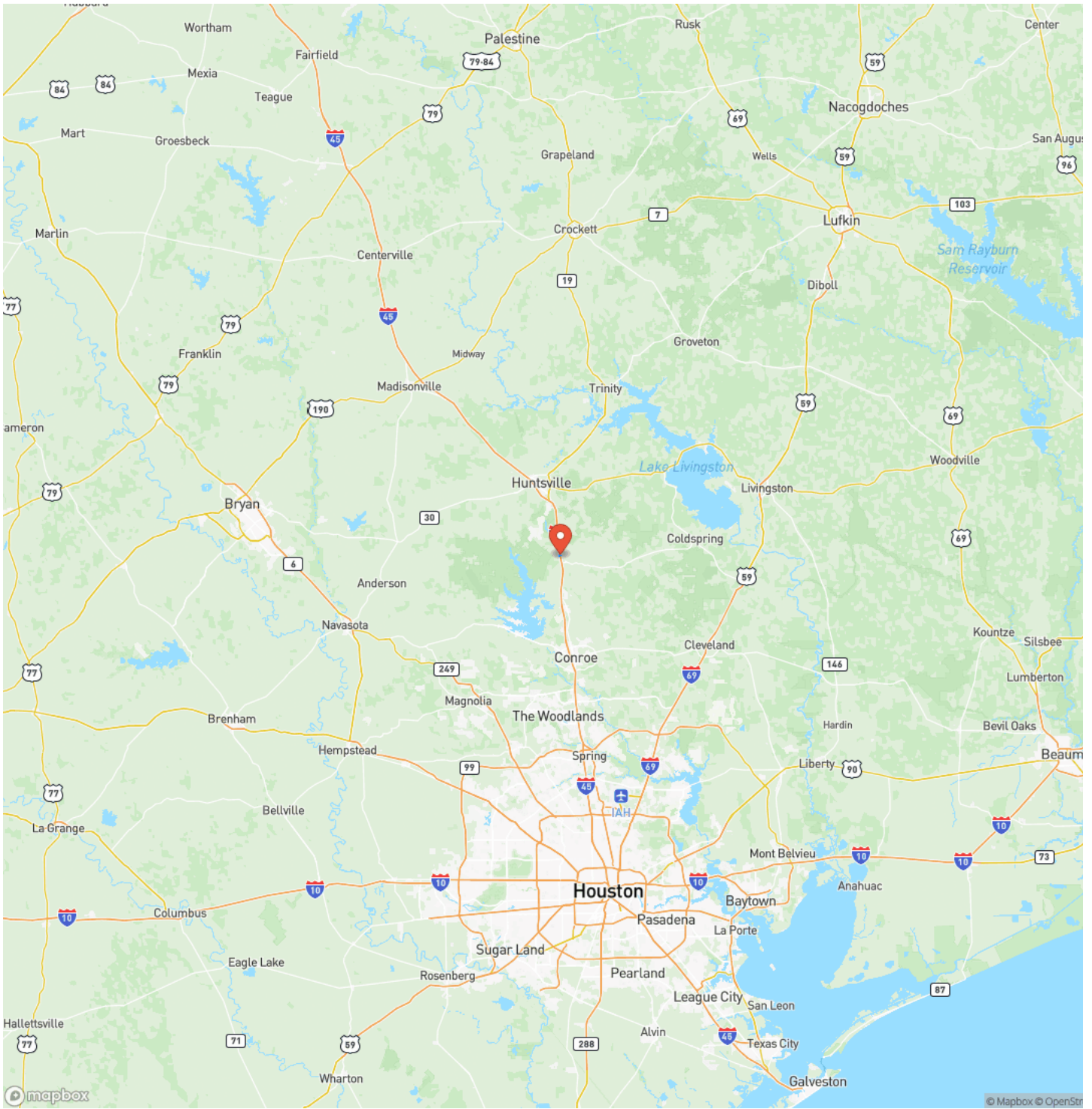
Locator Map



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Locator Map

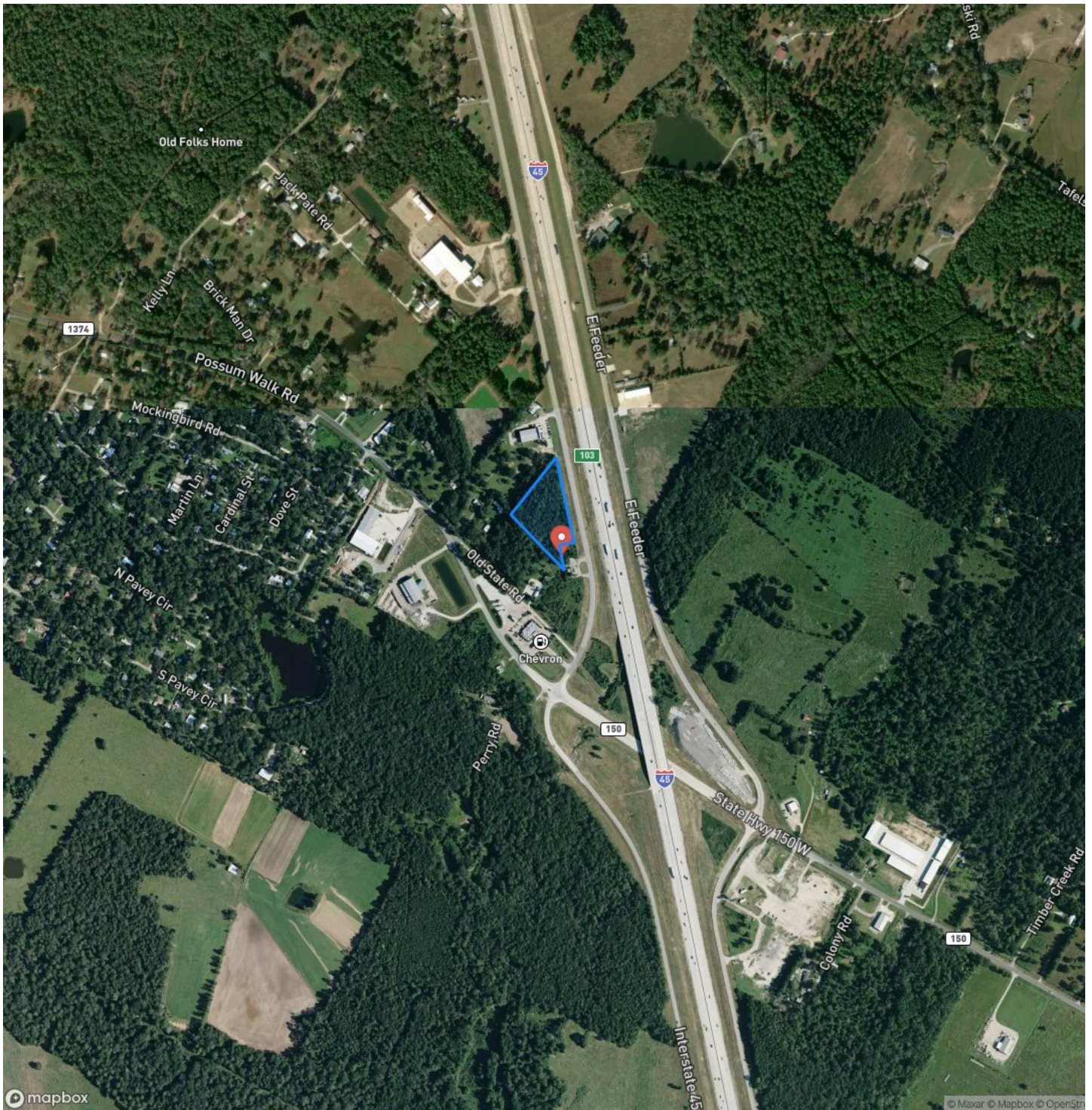


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Garet Aldridge

Mobile

(417) 793-6119

Email

garet@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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