

**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

## **VERSATILE PROPERTY FOR SALE**

9157 TEXAS 105 W. | NAVASOTA, TX 77868



## OFFERING SUMMARY

SALE PRICE

**\$195,000**

LOT SIZE:

**0.5 ACRES**

PROPERTY TYPE

COMMERCIAL, RESIDENTIAL,  
INDUSTRIAL/DEVELOPMENT

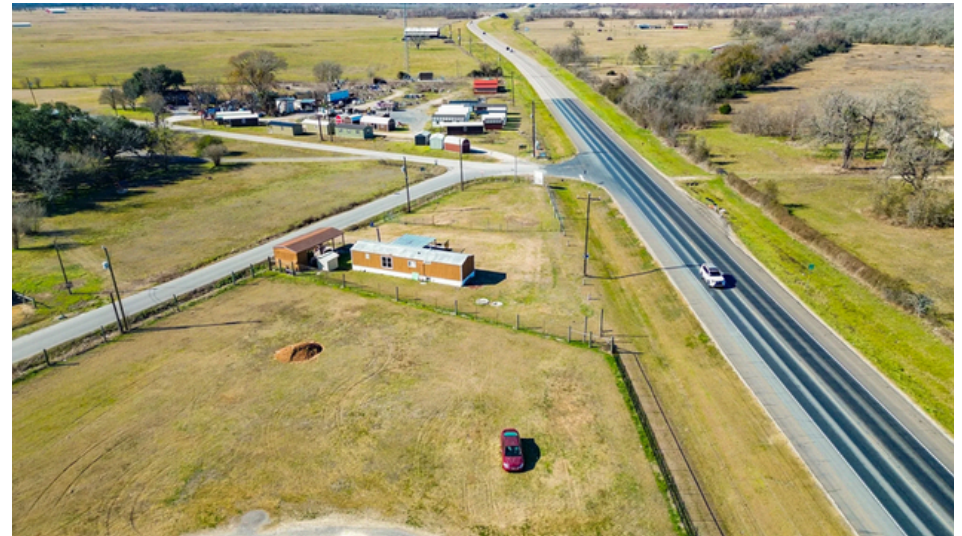
## PROPERTY HIGHLIGHTS

Positioned on a 0.5-acre tract along Hwy 105 E in Navasota, this 784 sq ft 1985 mobile home improvement offers a flexible small-footprint option for owner-user or investment use. The site includes an existing structure with covered porch and a separate storage building, providing utility for equipment, inventory, or operational support in a high-visibility corridor location.

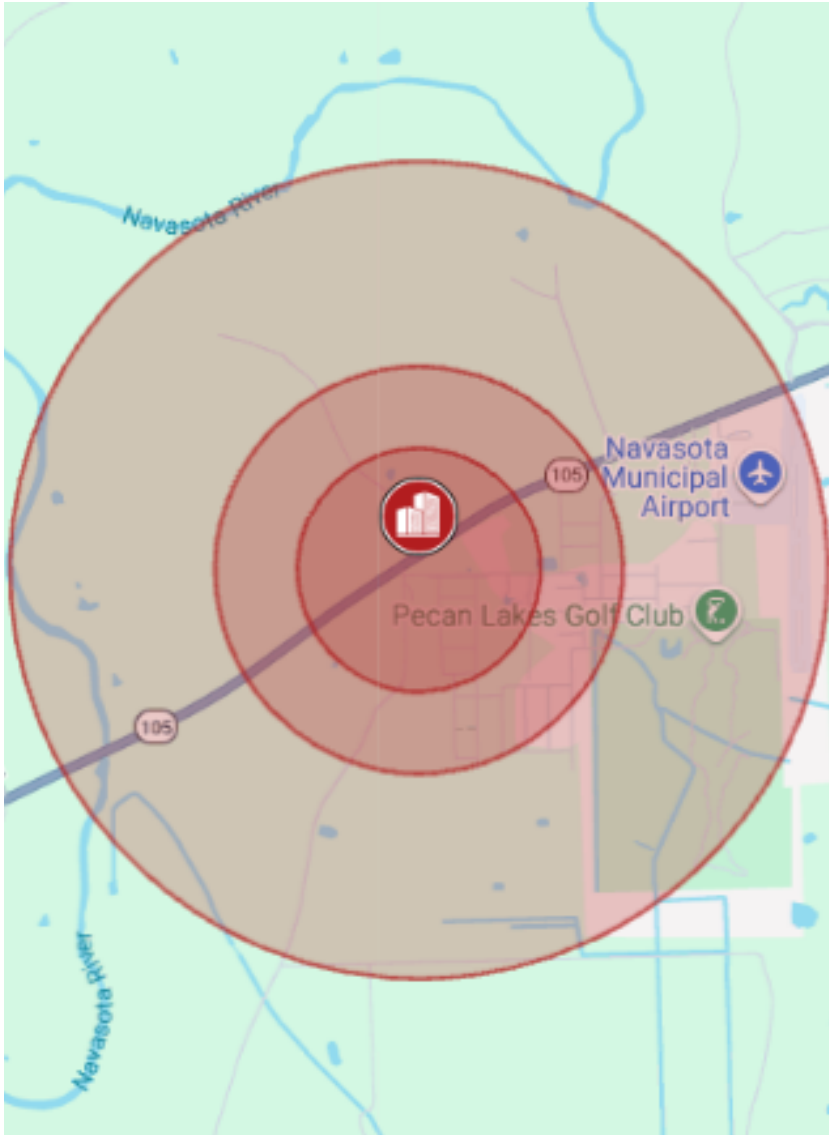
# Aerial Map



# Property Photos



# Demographics



9157 Texas 105 E is located on the south side of Highway 105 East, approximately 3–4 miles east of downtown Navasota in Grimes County, Texas. The site offers direct frontage and visibility along this major east–west corridor, with convenient access to Highway 6 to the west connecting to College Station and Houston, and to nearby rural communities to the east.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	259	5,203	10,521
<b>Workday Population</b>	432	4,056	10,133
<b>Total household</b>	98	1,892	3,635
<b>Average household income</b>	\$96,252	\$70,687	\$74,148
<b>Average age</b>	39	38	40
<b>Male Population</b>	39	38	40
<b>Female Population</b>	40	39	40

Demographics data derived from AlphaMap

# Market Overview

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Navasota, Texas is a growing community located in Grimes County, strategically positioned between the Bryan–College Station and Greater Houston metropolitan areas. This central location provides convenient access to major employment centers while offering a business-friendly, small-town environment that continues to attract residents and businesses seeking affordability, accessibility, and long-term growth opportunities.

The Navasota area has experienced steady residential growth and increased commercial activity as development continues to expand outward from nearby larger markets. This growth has supported rising demand for retail, service-oriented commercial uses, and light industrial space serving both local residents and regional users. Ongoing infrastructure improvements and planned development projects reflect increasing confidence in the local market and its long-term growth potential.

From a real estate perspective, Navasota benefits from relatively limited commercial inventory, creating opportunities for new development, owner-users, and value-add investment. Strong regional growth trends, combined with affordable land pricing and improving infrastructure, support long-term value creation. As development continues at a measured pace, Navasota remains well-positioned for stable investment performance and continued expansion within a high-growth Central Texas corridor.



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