

Residential Development Land for Sale

N La Salle

Navasota, TX 77868

Ross Foldetta

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Jeff Swearingen

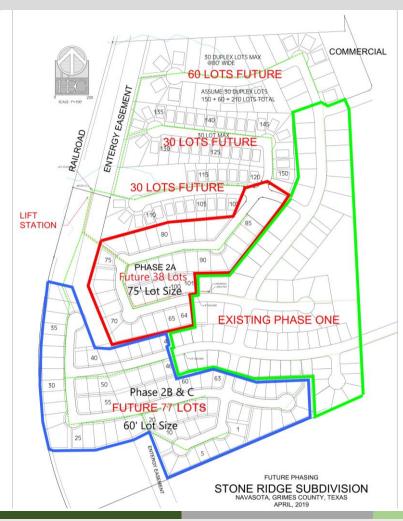
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AVAILABLE: 73.21 Acres

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PROPERTY INFO



PROPERTY OVERVIEW:

- 73.21 Acres For Sale
 - +/- 71.71 Acres Residential Development land Available
 - +/- 1.5 Acres Commercial land Available
- Great Residential Development Opportunity
- Existing Phase 1 Completed and sold 72 Homes
 - Homes ranging from 1,300 2,700 SF
- Phase 2A, B & C preliminarily approved, planned and detailed
 - 115 homes in total preliminarily approved
- 2-30 Home cul-de-sac's available to be built (Sketched only)
- Additional 10 Acres
 - Perfect for retirement community of 30 Duplexes
- Lift Station has been designed and approved by the city of Navasota to service Phase 2A, B & C, as well the 2 preliminary 30 Home cul-de-sac's
- Grading Plans, Proposed Pavement, Drainage & Utility Improvement designs available.
- Less than 20 Miles south of College Station
- Located in the city of Navasota

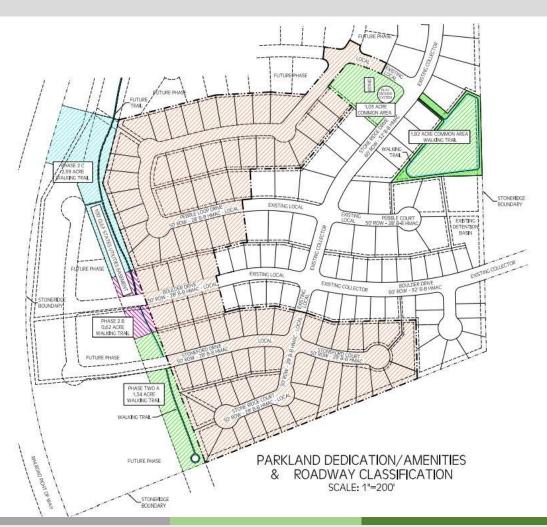
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PARKLAND AMENITY PLAN



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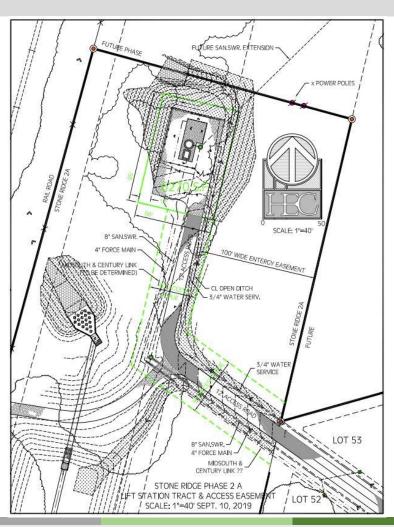
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LIFT STATION LAYOUT



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CONCEPTUAL AERIAL



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DEMOGRAPHICS

Navasota, Texas

DESCRIPTION	DATA	%
2020 Est. Pop Age 15+ by Marital Status		
Total, Never Married	1,928	35.76%
Males, Never Married	1,108	20.55%
Females, Never Married	820	15.21%
Married, Spouse present	1,998	37.06%
Married, Spouse absent	536	9.94%
Widowed	368	6.83%
Males Widowed	84	1.56%
Females Widowed	284	5.27%
Divorced	562	10.42%
Males Divorced	233	4.32%
Females Divorced	329	6.10%
2020 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	723	16.6%
Some High School, no diploma	642	14.8%
High School Graduate (or GED)	1,399	32.2%
Some College, no degree	823	18.9%
Associate Degree	177	4.1%
Bachelor's Degree	345	7.9%
Master's Degree	194	4.5%
Professional School Degree	30	0.7%
Doctorate Degree	15	0.3%
2020 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	745	45.26%
High School Graduate	620	37.67%
Some College or Associate's Degree	273	16.59%
Bachelor's Degree or Higher	8	0.49%
Sasticior o Segree of Fingines		0.13
Households		
2025 Projection	2,644	
2020 Estimate	2,563	
2010 Census	2,485	
2000 Census	2,509	
Growth 2020 - 2025		3.16%
Growth 2010 - 2020		3.14%
Growth 2000 - 2010		-0.96%
2020 Est. Households by Household Type	2,563	
Family Households	1,816	70.86%
Nonfamily Households	747	29.15%
2020 Est. Group Quarters Population	119	
700 A 100 A		

DESCRIPTION	DATA	9
2020 Est. Households by Household Income	2,563	
Income < \$15,000	434	16.93%
Income \$15,000 - \$24,999	448	17.48%
Income \$25,000 - \$34,999	155	6.05%
Income \$35,000 - \$49,999	300	11.71%
Income \$50,000 - \$74,999	496	19.35%
Income \$75,000 - \$99,999	288	11.24%
Income \$100,000 - \$124,999	150	5.85%
Income \$125,000 - \$149,999	150	5.85%
Income \$150,000 - \$199,999	107	4.189
Income \$200,000 - \$249,999	22	0.86%
Income \$250,000 - \$499,999	10	0.39%
Income \$500,000+	3	0.12%
2020 Est. Average Household Income		\$59,487
2020 Est. Median Household Income		\$47,314
2020 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$66,644
Black or African American Alone		\$21,747
American Indian and Alaska Native Alone		\$21,116
Asian Alone		\$28,481
Native Hawaiian and Other Pacific Islander Alone		\$150,000
Some Other Race Alone		\$21,389
Two or More Races		\$46,375
Hispanic or Latino		\$49,118
Not Hispanic or Latino		\$45,158
2020 Est. Family HH Type by Presence of Own Child.	1,816	
Married-Couple Family, own children	537	29.57%
Married-Couple Family, no own children	598	32.93%
Male Householder, own children	93	5.129
Male Householder, no own children	80	4.419
Female Householder, own children	284	15.649
Female Householder, no own children	224	12.34%
2020 Est. Households by Household Size	2,563	
1-person	661	25.79%
2-person	695	27.12%
3-person	477	18.61%
4-person	354	13.819
5-person	211	8.23%
6-person	105	4.10%
7-or-more-person	60	2.34%

Data is only as accurate as TheRetailCoach and its Sources

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

- 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Swearingen	706211	jeff@foldetta.com	(281)466-2880 x6
Sales Agent/Associate's Name	License No.	Email	Phone
Buveri	Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

11/2/2015

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