



**±8.8 ACRES PRIME INTERSTATE-
FRONTAGE COMMERCIAL TRACT FOR SALE**

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

2620 I-45 S. | NEW WAVERLY, TX 77358



OFFERING SUMMARY

SALE PRICE

\$997,500

YEAR BUILT

2003

LOT SIZE

362,195 SF

BUILDING SIZE

8.8 ACRES

BUILDING SIZE

**COMMERCIAL, RESIDENTIAL,
INDUSTRIAL/DEVELOPMENT**

PROPERTY HIGHLIGHTS

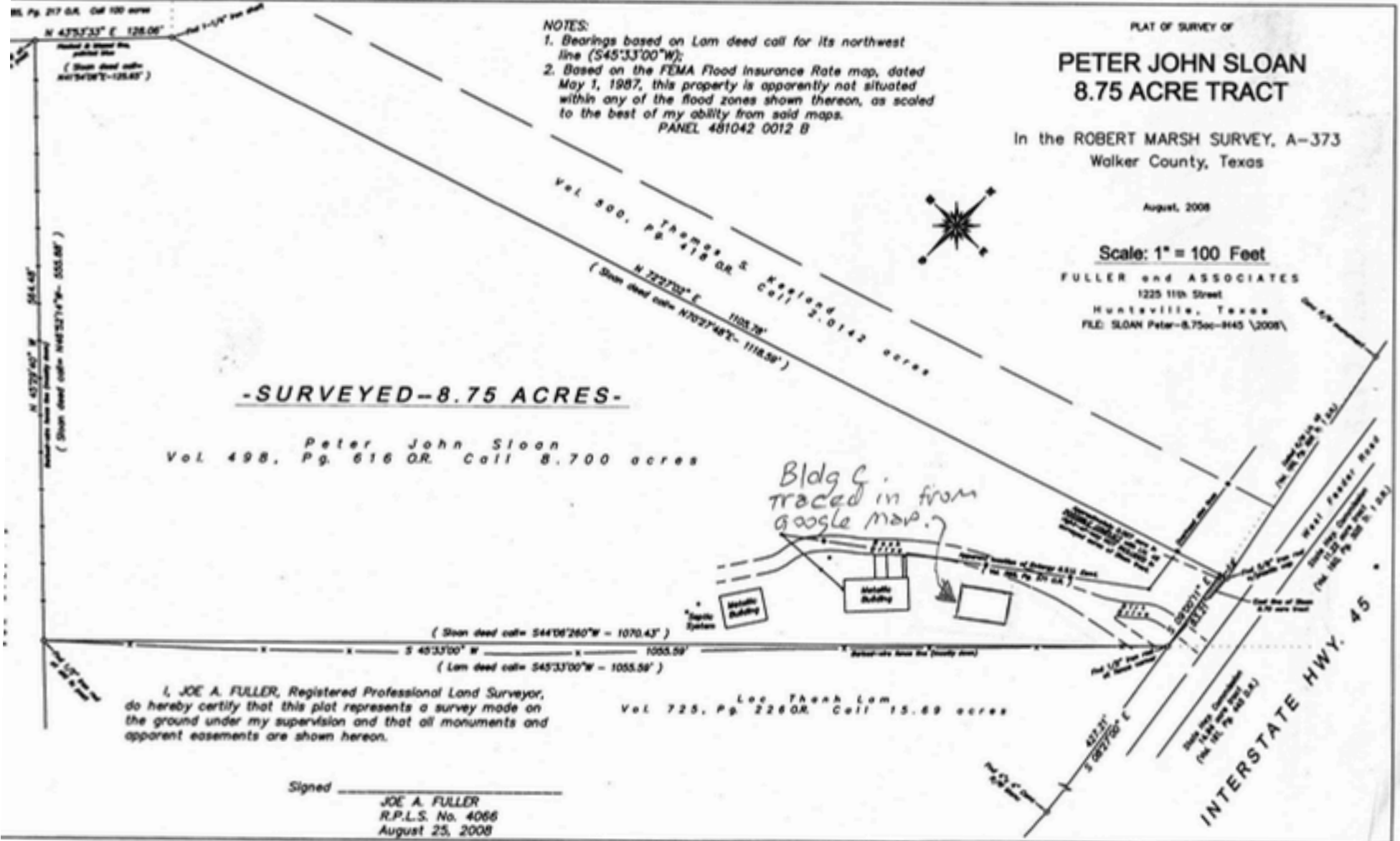
Prime \pm 1.1-acre (47,651 SF) corner lot positioned at the high-visibility intersection of Veterans Memorial Dr. and Milroy Ln. Located within Development Area No. 2, the tract includes access to shared detention.

This site will be delivered stabilized, with utilities and detention in place, offering a permit-ready, development-friendly opportunity for a wide range of commercial uses. Ideal for retail, service, or mixed-use projects seeking strong traffic exposure.

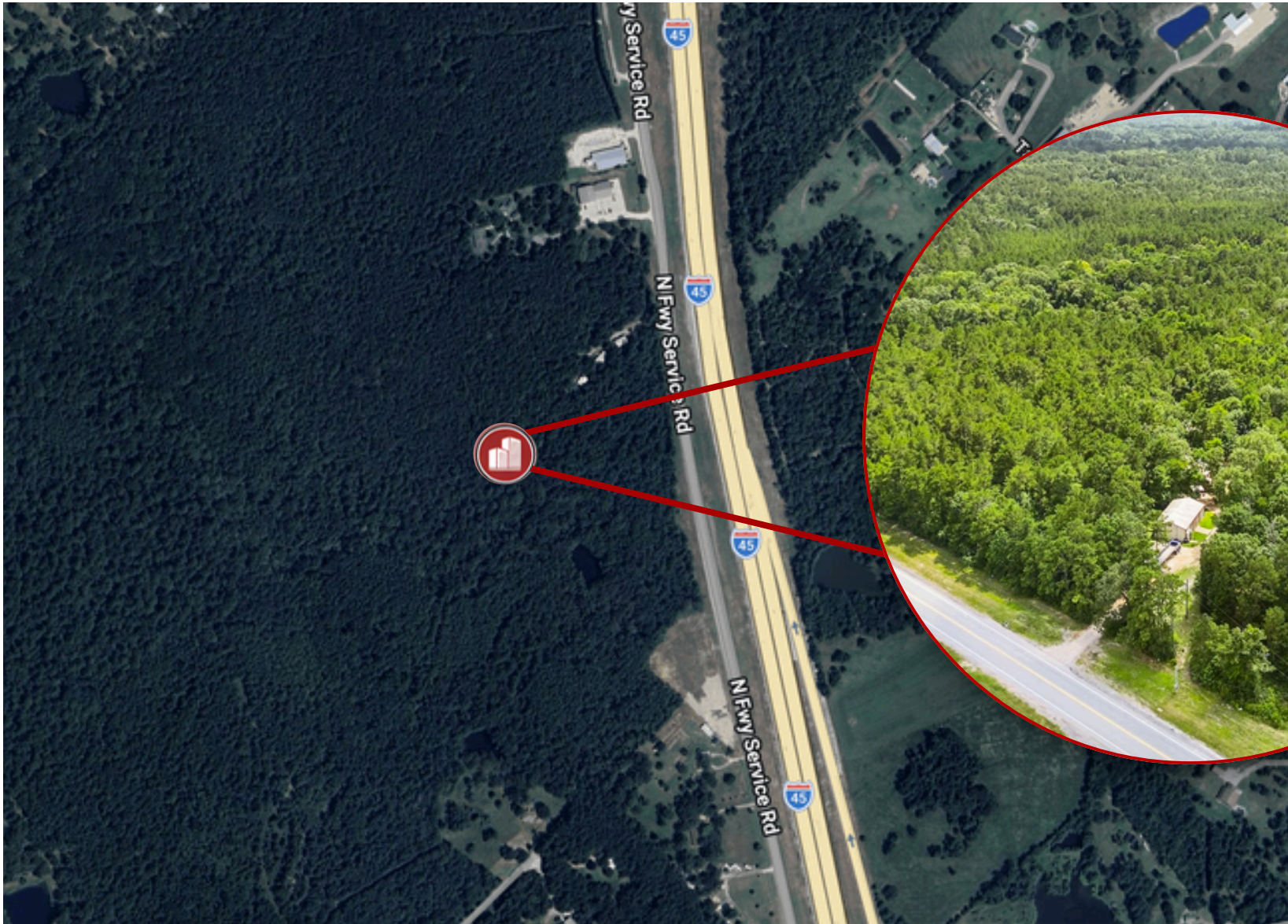
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Survey



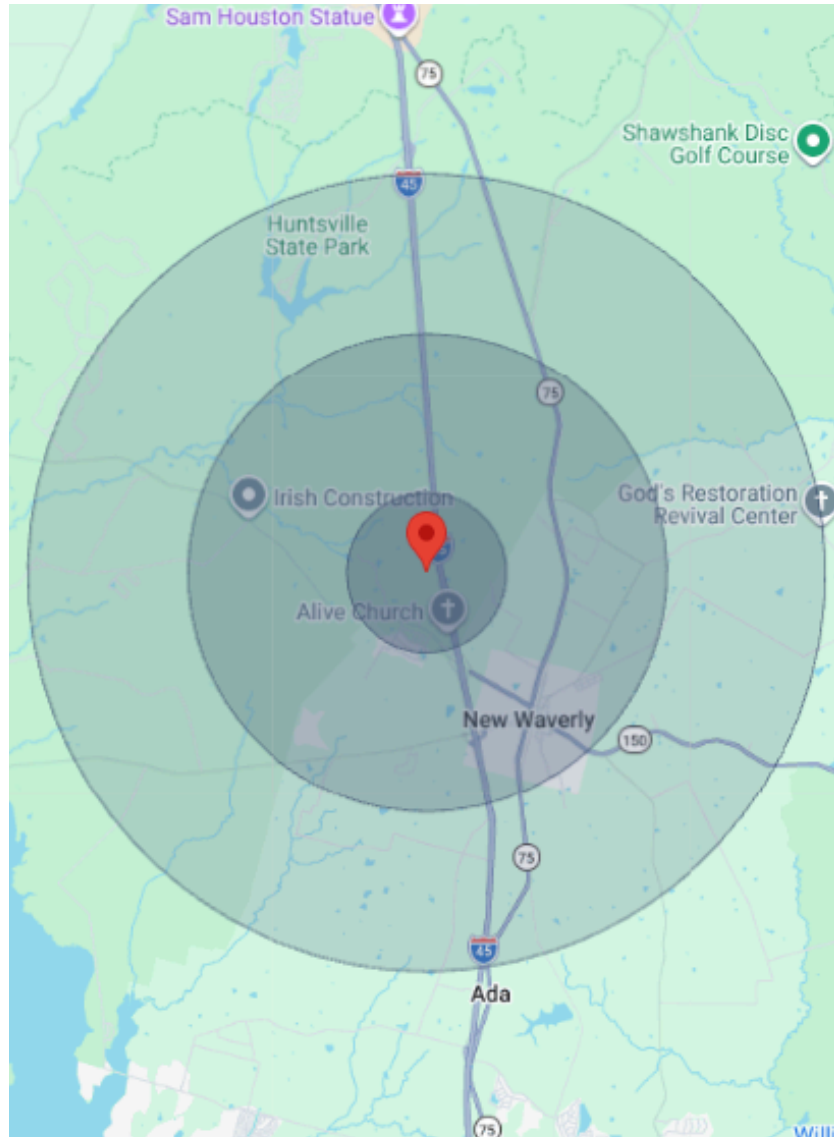
Aerial Map



Property Photos



Demographics



This is a very high traffic area and the business opportunities for this property are virtually limitless. Only 28 miles north of The Woodlands, TX with its bustling business scene and 55 miles from the very center of downtown Houston, America's 4th largest city, this property is located at the exit to Texas Grand Ranch, a new master-planned community that is attracting Home buyers to the natural beauty of south Walker County, Texas, an area of rolling hills and forests, and is only 5 miles from Huntsville State Park/Lake Raven and even closer to the Sam Houston National Forest and Lake Conroe, an area attracting thousands of visitors per week and offering a multitude of outdoor activities.

	1 Mile	3 Miles	5 Miles
Total population	432	2,773	6,501
Workday Population	249	1,429	3,283
Total household	215	1,257	2,835
Average household income	\$107,311	\$101,482	\$100,606
Average age	50.8	46.3	46.4
Male Population	227	1,486	3,548
Female Population	207	1,288	2,959

Demographics data derived from AlphaMap

Market Overview

New Waverly, Texas is a growing community located in Walker County along the Interstate 45 corridor between Houston and Huntsville. Its strategic position provides convenient access to major regional markets while maintaining a small-town atmosphere that continues to attract residents and businesses seeking affordability, accessibility, and room for growth. Proximity to larger employment centers in Huntsville, Conroe, and The Woodlands supports the area's steady population and economic expansion.

The surrounding region has experienced gradual residential development as population growth from the Greater Houston area continues to move north along the I-45 corridor. This trend has increased demand for neighborhood retail, service-oriented businesses, and light industrial uses that support both local residents and nearby communities. New Waverly's accessibility to major highways also makes it attractive for businesses requiring convenient regional distribution routes.

From a real estate perspective, New Waverly offers opportunities for investors and owner-users seeking locations with lower land costs and long-term growth potential. As development along the I-45 corridor continues and surrounding cities expand, the area remains well-positioned to benefit from gradual population growth and increasing commercial demand within the North Houston region.



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