

# Executive Summary

1199 PARADISE WAY | NAVASOTA, TX 77868



## OFFERING SUMMARY

**Sale Price:** \$2,199,000

**Lot Size:** 17.33 Acres

## PROPERTY OVERVIEW

17 AC planned manufactured home community in South College Station. TCEQ discharge permit for up to 40,000 GPD for a WWTP approved. 120 pad site layout completed. Water provided by Wellborn Water. Electric and Fiber Internet provided by Mid South. Existing 2,700 sf Barndominium that will become future clubhouse.

## PROPERTY HIGHLIGHTS

- 17 AC planned Manufactured home community
- TCEQ discharge permit for up to 40,000 GPD for a WWTP approved
- 120 pad side layout completed
- Water Provided by Wellborn Water
- Electric and Fiber internet provided by Mid South
- Existing 2,700sf Barndominium that will become the future clubhouse

**PETER KRAMER**

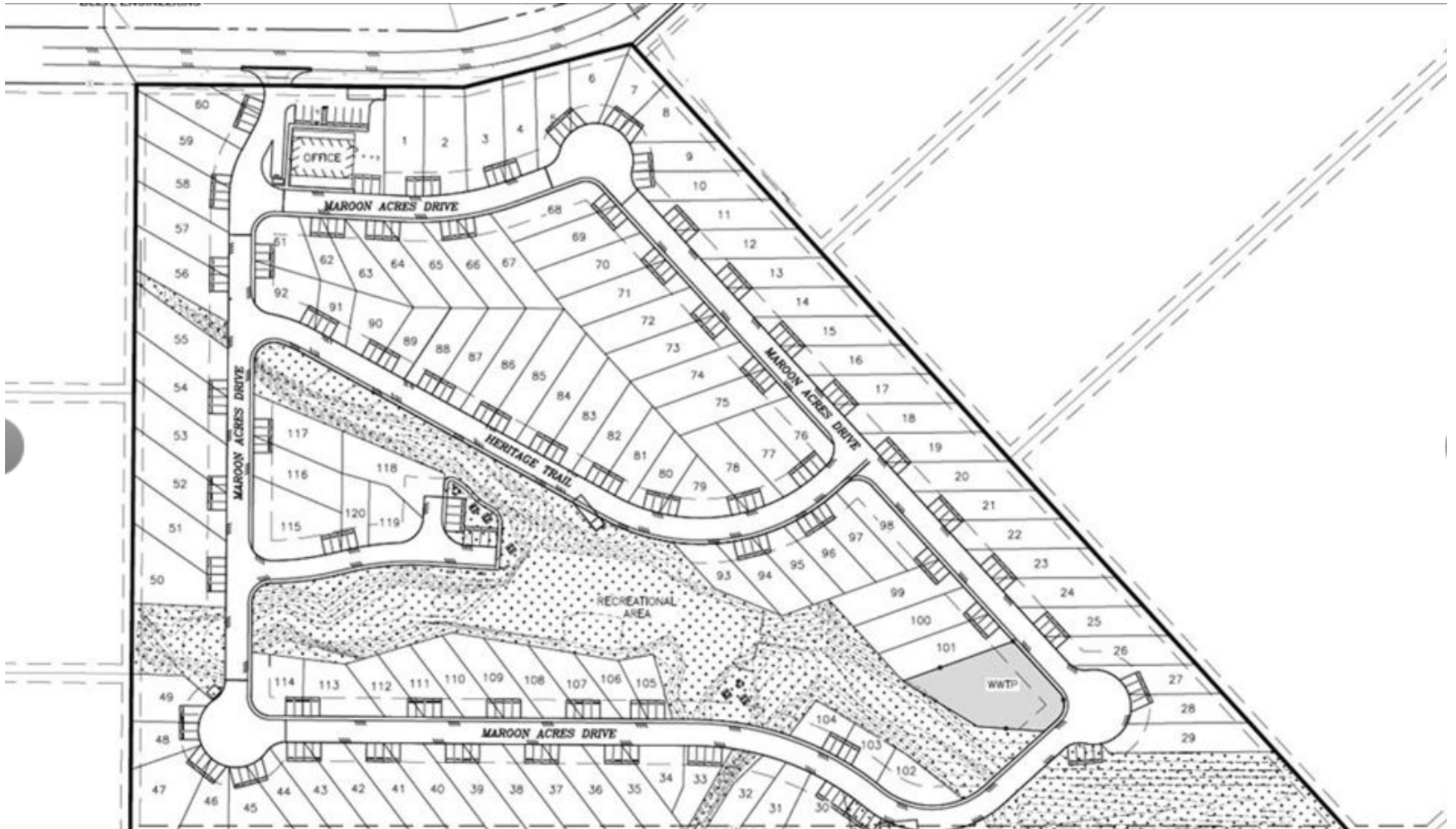
Broker  
979.221.2929  
pkramer@lkgra.com



Land For Sale

# Additional Photos

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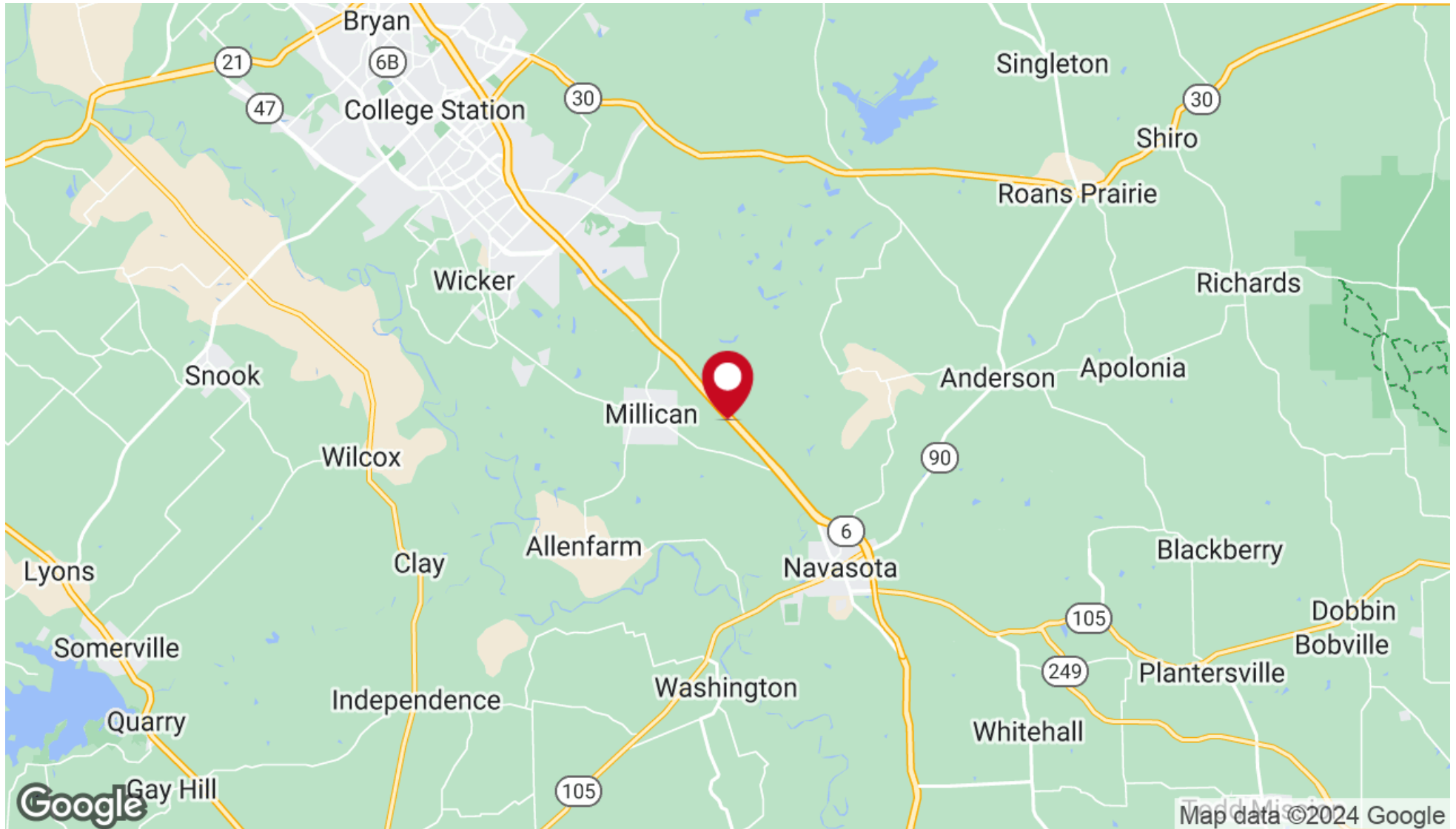
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# Location Map

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# Demographics Map & Report

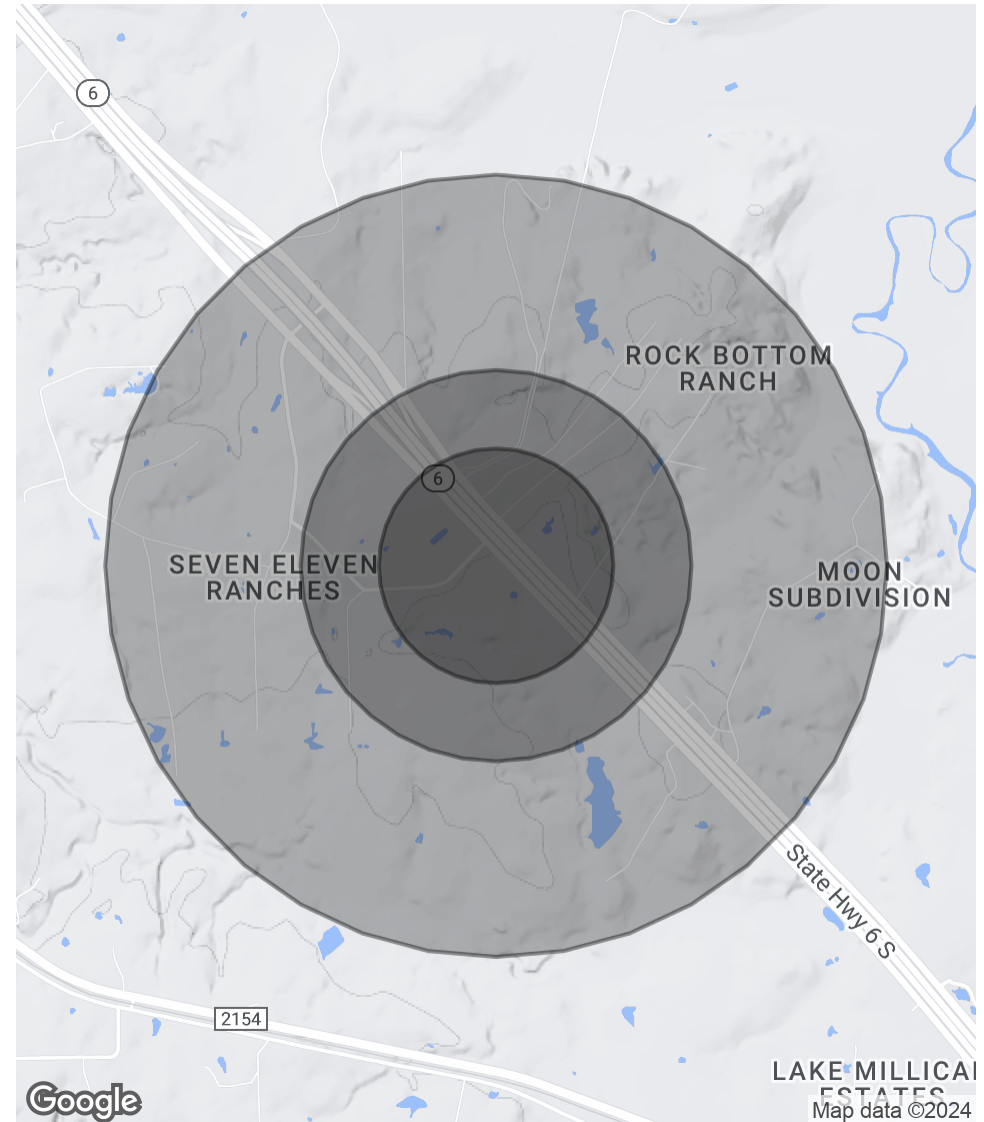
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	12	46	172
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	42	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	5	18	69
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$130,943	\$130,943	\$130,943
Average House Value	\$505,630	\$505,630	\$505,630

Demographics data derived from AlphaMap



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