

195+ Acre Development Opportunity

State Highway 30 | Grimes County, Texas



195+ acres

90
TEXAS

30
TEXAS



Property Highlights

The 195+ acre SH 30 Tract presents a rare opportunity to acquire a large-scale land investment strategically positioned between the Houston metropolitan area and the Bryan–College Station growth corridor. Located in Grimes County, one of Southeast Texas’ emerging development markets, the property offers a compelling combination of scale, accessibility, and long-term upside potential.



Scale & Flexibility

±195 contiguous acres suitable for a wide range of potential uses and phase development



Highway Frontage

Approximately 750 feet along State Highway 30



Strategic, Growing Location

Located within an emerging, high-growth county in the Texas Triangle between Houston and Bryan–College Station



Limited Urban Constraints

Provides strong accessibility for construction and operations while avoiding congestion, cost premiums, and land constraints of major urban cores.



Infrastructure Proximity

Nearby utilities, pipelines, and electrical substation access, including transmission lines (138 kV and 345 kV)



Natural Features

Buyer may elect to preserve certain attractive physical elements present



	Subject Site
Active Statewide Pipelines	
	Natural Gas
	Crude Oil
	Highly Volatile Liquid (HVL)
Electric Infrastructure	
	Substation
	345 kV
	100 - 161 kV

Wetlands Map

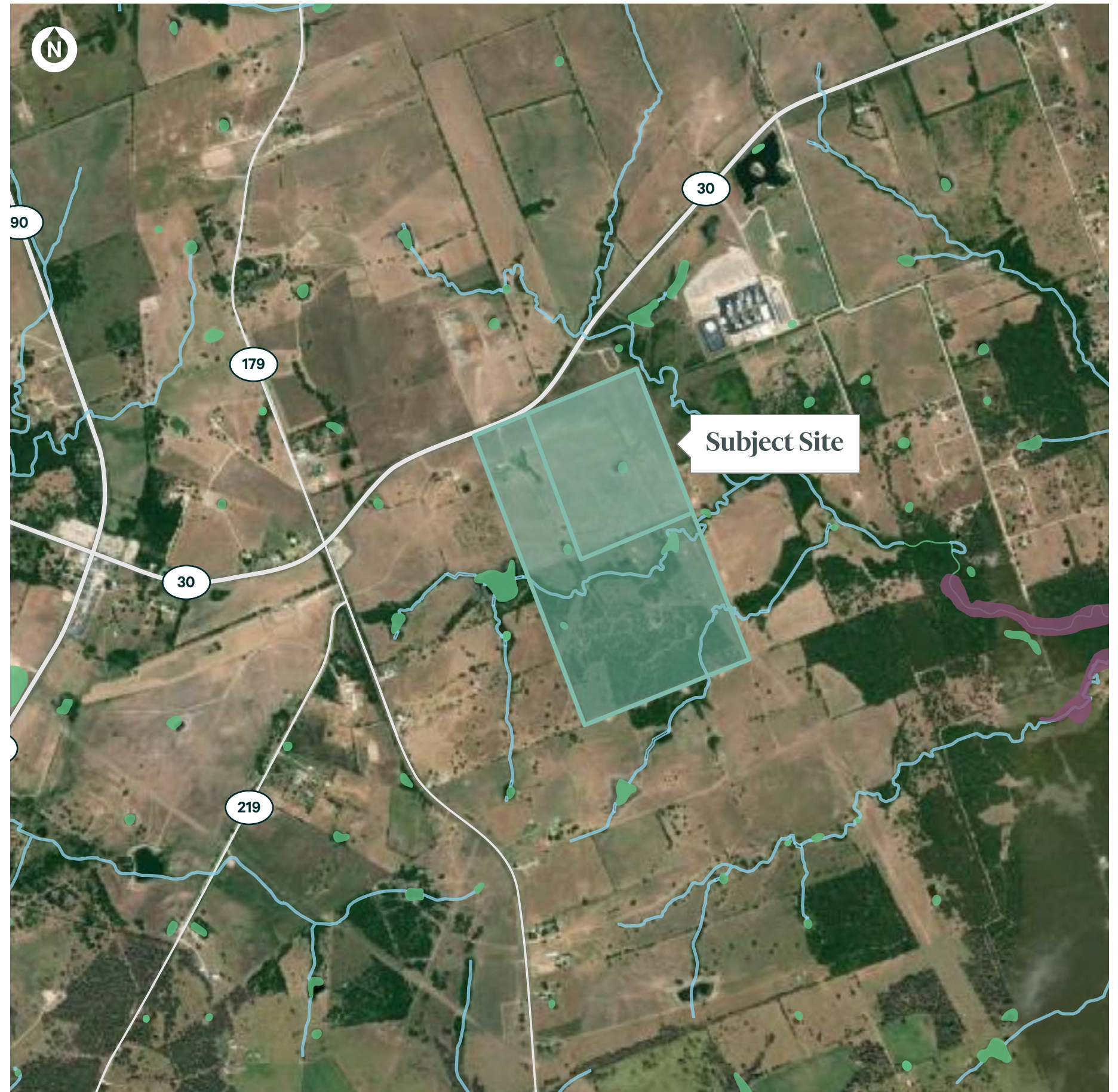
Subject Site

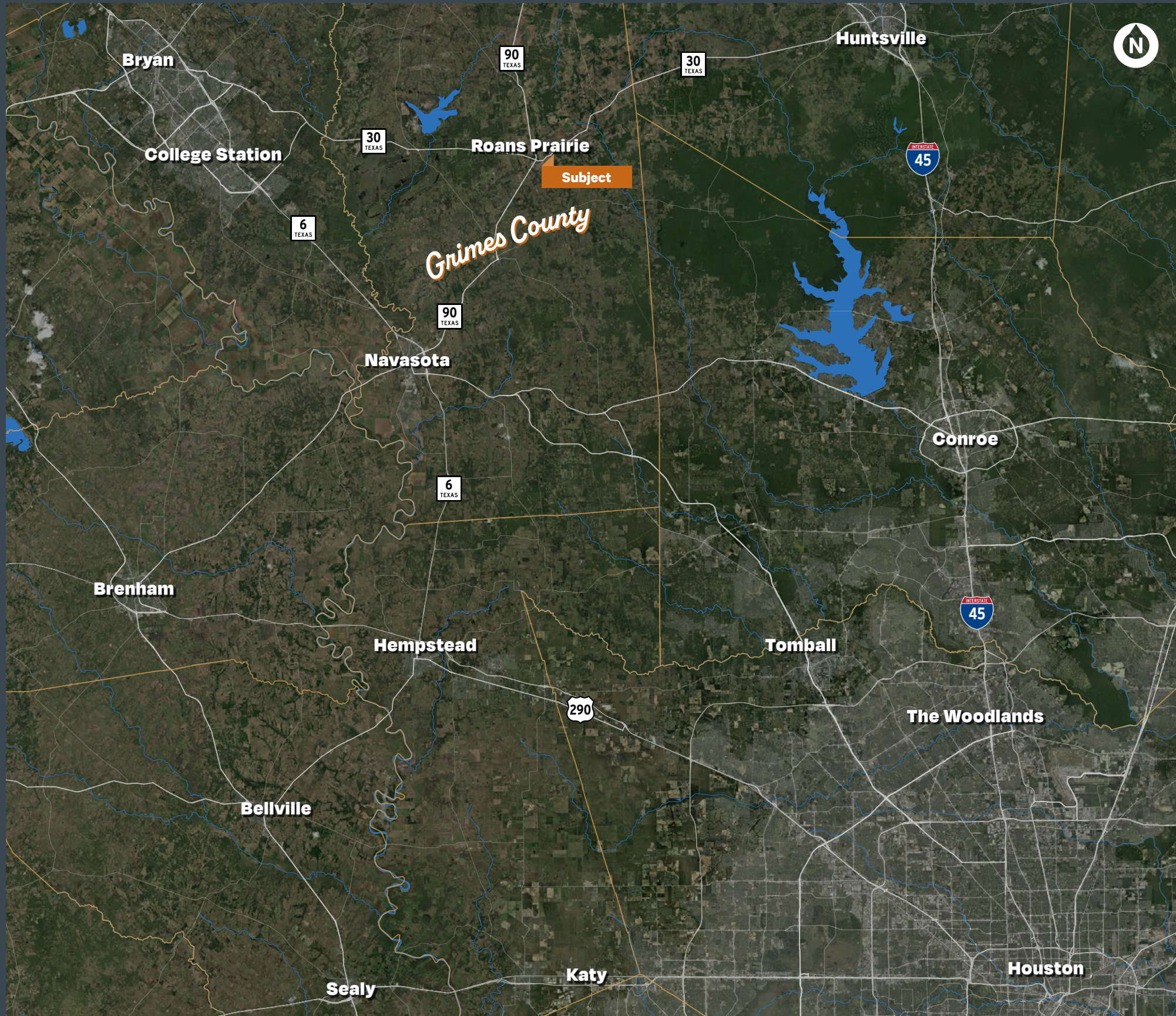
USA Wetlands

- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

USA Flood Hazard Areas

- 0.2% Annual Chance (500-year) Flood Hazard





Location Overview

Regional Growth Drivers: Grimes County

Grimes County is emerging as a strategic growth corridor northwest of Houston, benefiting from its position between the Houston MSA and the Bryan–College Station market. Access to key corridors including Highway 6, SH-105, and proximity to I-45 supports connectivity for both workforce and logistics.

Industrial & Technology Momentum

Recent reported 6,000 acre land acquisition by Terafab, a Musk enterprise, for a massive chip manufacturing facility spotlights a growing institutional interest in the area. The county has agreed to a tax incentive and, although final decisions are not yet completed, this level of activity signals potential for meaningful job creation, investment and long-term economic expansion.

Population Growth & Demand Drivers

As affordability pressures push growth outward from Houston, Grimes County is capturing inbound migration and residential development. Anticipated employment growth tied to industrial expansion is expected to further support housing demand and retail/services.

Investment Outlook

With increasing investor interest, strategic location advantages, and potential catalytic development, Grimes County is positioned for near- to mid-term growth. Early investment offers exposure to expanding industrial activity, population inflows, and future value appreciation.

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Roans Prairie

90
TEXAS

30
TEXAS

195+ acres





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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. A broker who acts 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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