

7818 HIGHWAY 6 LOOP

Navasota, Texas

FOR SALE

3,000 SF FLEX BUILDING ON 4.2 ACRES

OLDHAMGOODWIN.COM | 979.268.2000

**Oldham
Goodwin**



TABLE OF CONTENTS

- 03 Property Overview
- 04 Highlights
- 09 Building Specifications
- 11 Market Overview
- 15 Contact



PROPERTY OVERVIEW

OLDHAM GOODWIN is pleased to present 7818 Highway 6 in Navasota, Texas for your consideration. The property benefits from great visibility with approximately 408 feet of frontage on Highway 6, which carries an estimate of 35,723 VPD in front of the site. The property includes a 3,000-square-foot flex building with seven bay doors and a small office and lobby area, situated on an expansive 4.2-acre tract that offers room for expansion or additional development. Surrounded by an expanding mix of residential and commercial development, the property is well-suited for retail, hospitality, restaurant, service, or industrial concepts, making it an attractive opportunity for investors, developers, or owner-users.

SALES PRICE



\$1,390,000

PRICE / SF



\$463.33/SF

BUILDING SIZE



3,000 SF

LAND SIZE



4.214 AC





LOCATION HIGHLIGHTS

- Great positioning along Highway 6 with $\pm 408'$ of frontage and traffic counts exceeding 35,000 VPD, providing strong visibility and direct access
- Situated in a rapidly expanding corridor with surrounding residential and commercial growth supporting long-term demand
- Adjacent to a planned 3-acre national branded C-Store project.
- Strategic location with connectivity to major regional thoroughfares, enhancing accessibility for a wide range of commercial users

BUILDING & SITE ATTRIBUTES

- ± 4.2 -acre site offering flexibility for redevelopment, expansion, or outdoor storage
- $\pm 3,000$ SF industrial building featuring seven grade-level bay doors, ideal for service, industrial, or contractor use
- Functional improvements with durable construction and all utilities in place for immediate occupancy or repositioning
- Versatile configuration suitable for retail, service, or industrial applications, appealing to both investors and owner-users



6

Techline Inc.

SITE

Martha's Bloomers

FM 3090

New Hope Church

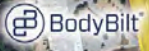
6

Navasota High School

John C. Webb Elementary School



Brule Elementary School



Downtown Navasota

Navasota Inn



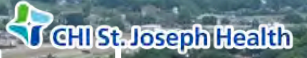


Martha's Bloomers
Home & Garden Store

6

35,723 VPD

NEW HOPE
CHURCH

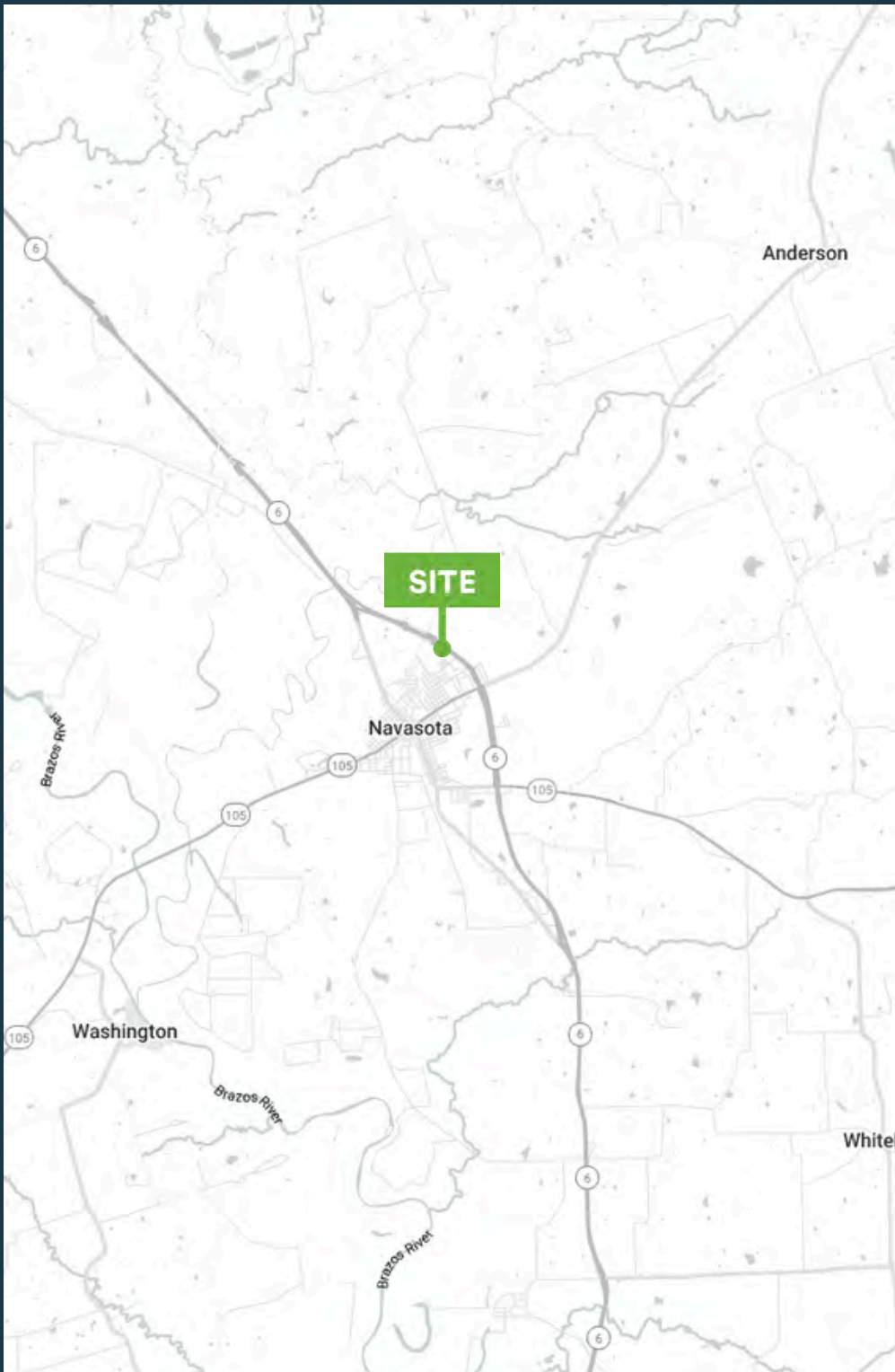


PROPERTY PHOTOS



WAREHOUSE / PRODUCTION SPACE





BUILDING SPECIFICATIONS

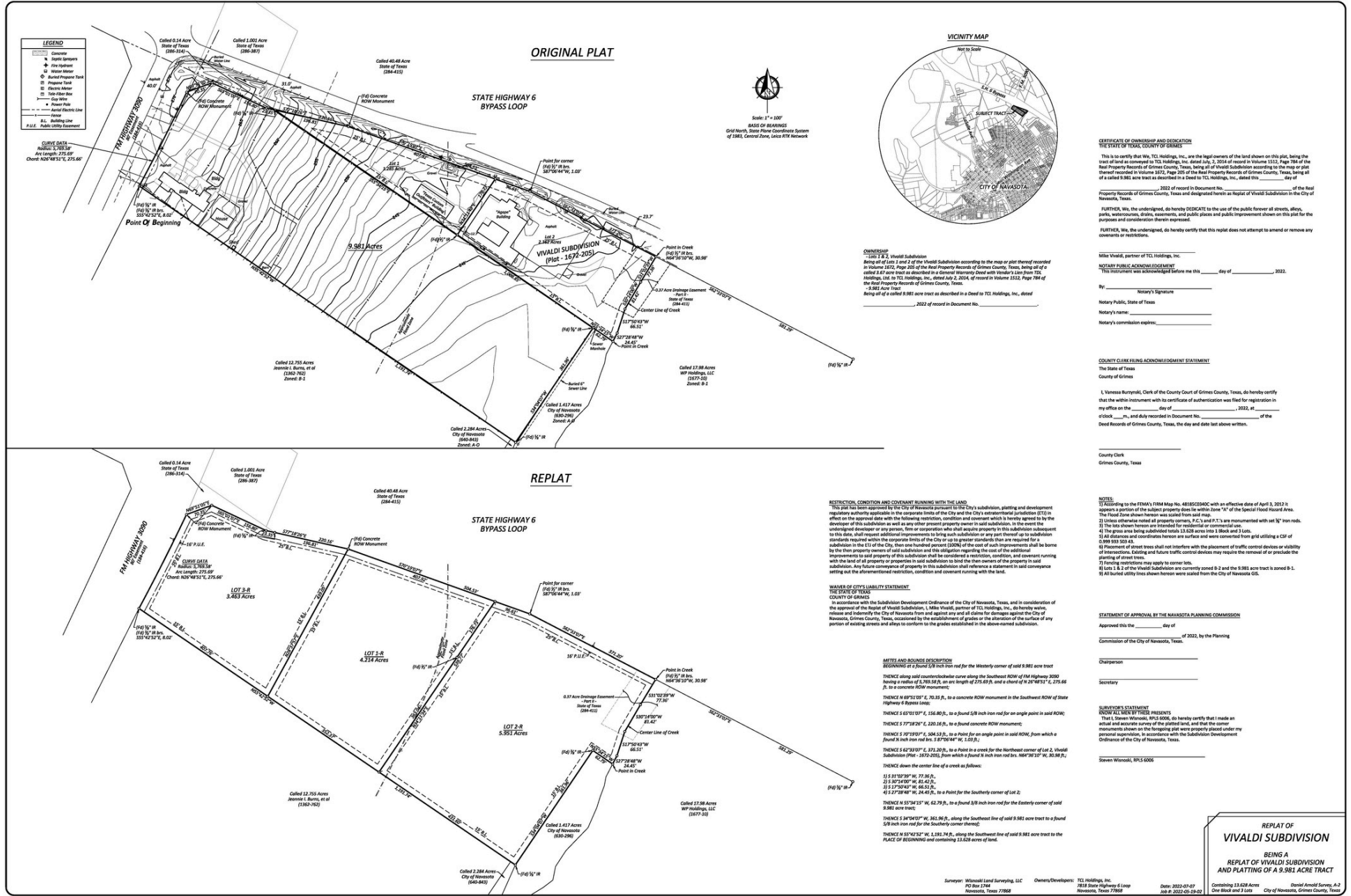
Main Building Area:	3,000 SF
Bays:	Seven (7)
Year Built:	2002
Foundation:	Concrete Slab
Exterior Walls:	Metal
Roof Cover:	Metal
Utilities:	Electricity: Entergy
	Water: City of Navasota
	Sewer: City of Navasota
	Garbage: City of Navasota

SITE SPECIFICATIONS

Size:	4.214 AC
Legal Description:	4.214 AC out of the D. Arnold Survey, A-2, Lot 1-R, Vivaldi Subdivision, Grimes County, Texas
Access:	Access via one (1) curb cut along State Highway 6 Frontage Road
Zoning:	B-1: General Business
Frontage:	~408' along State Highway 6 Frontage Road



SURVEY



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$81K

CONSUMER
SPENDING

\$28M

3 MILE

ESTIMATED
POPULATION

9K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$85M

5 MILE

ESTIMATED
POPULATION

11K

HOUSEHOLD
INCOME

\$76K

CONSUMER
SPENDING

\$110M



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION IN
THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BRYAN/COLLEGE STATION, TEXAS

Bryan/College Station is a dynamic and fast growing community, strategically located in the heart of the Texas Triangle. Home to the largest university in the United States, Texas A&M University, the community is affectionately known as Aggieland. A Tier 1 Research Institution, Texas A&M is on the cutting edge of research in a variety of fields including engineering, energy exploration, health science, defense, and agri-science; and has an economic impact on the community of over \$3.1 Billion annually. A&M's 77,000 students plus the tens of thousands of professors, researchers, and support staff have turned Aggieland into one of the most prosperous communities in Texas.

With a constant stream of well educated and talented employees, the community is home to several state agency headquarters, a growing biotech sector, and serves as a retail shopping hub for the surrounding communities.



BRAZOS VALLEY
POPULATION
412,681

#1

BEST SMALL TOWNS FOR BUSINESS AND CAREERS IN TEXAS

#1

FASTEST JOB GROWTH RATE IN TEXAS IN MID-SIZED METRO AREAS



HOME TO TEXAS A&M UNIVERSITY

LARGEST UNIVERSITY IN THE COUNTRY

FALL 2023 ENROLLMENT - 77,000
TIER 1 RESEARCH INSTITUTION

12%

LOWER COST

OF LIVING THAN THE NATIONAL AVERAGE

4.1%

UNEMPLOYMENT RATE



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.

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.

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Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.
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