

9965 HIGHWAY 6 LOOP SOUTH

Navasota, Texas



FOR SALE

19,777 SF FORMER DEALERSHIP ON ±4 ACRES

OLDHAMGOODWIN.COM | 979.268.2000

**Oldham
Goodwin** 

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PROPERTY OVERVIEW

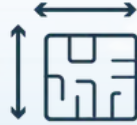
OLDHAM GOODWIN is pleased to present 9965 Highway 6 Loop South in Navasota, Texas for your consideration. Formerly operated as an automotive dealership, this property is well-suited for fleet service, equipment, and light industrial users. The property features $\pm 5,670$ SF of showroom/office space, $\pm 10,334$ SF of service area, and an additional $\pm 3,773$ SF shop building, situated on approximately 4 acres. The site offers ± 300 feet of Highway 6 frontage, with exposure to over 36,500 VPD in the heart of Navasota, TX. The site is just north of a planned HEB Grocery and the intersection of Highway 6 with Highway 105.

SALES PRICE



\$3,200,000

PRICE / SF



\$161.80/SF

FACILITY SIZE



$\pm 19,777$ SF

LAND SIZE



3.995 AC





LOCATION ATTRIBUTES

- Positioned along Highway 6 Loop South with ± 300 feet of frontage, offering strong visibility and direct access
- Exposure to over 36,500 VPD with consistent traffic flow, supporting automotive, retail, or service-oriented users
- Located in the growing Navasota market with increasing commercial and residential development.
- Located just north of planned HEB Grocery, and the intersecentino of Highway 6 and Highway 105.
- Accessible to major regional corridors, providing connectivity to surrounding trade areas

BUILDING & SITE ATTRIBUTES

- Former car dealership configured well for automotive, equipment, and other sales/service uses.
- $\pm 19,777$ SF total improvements including $\pm 5,670$ SF showroom/office, $\pm 10,334$ SF service area, and $\pm 3,773$ SF shop building.
- Situated on approximately 4 acres with over ± 300 feet of frontage and ample room for expansion, inventory display, or outdoor storage
- Functional layout with existing infrastructure to support immediate occupancy or repositioning.



SITE

T&S RV & SPORT



Family Owned & Operated
WCTRACKOR
SINCE 1939



H-E-B
owned land



STATE HWY 105





T&S RV & SPORT

STATE HWY 105

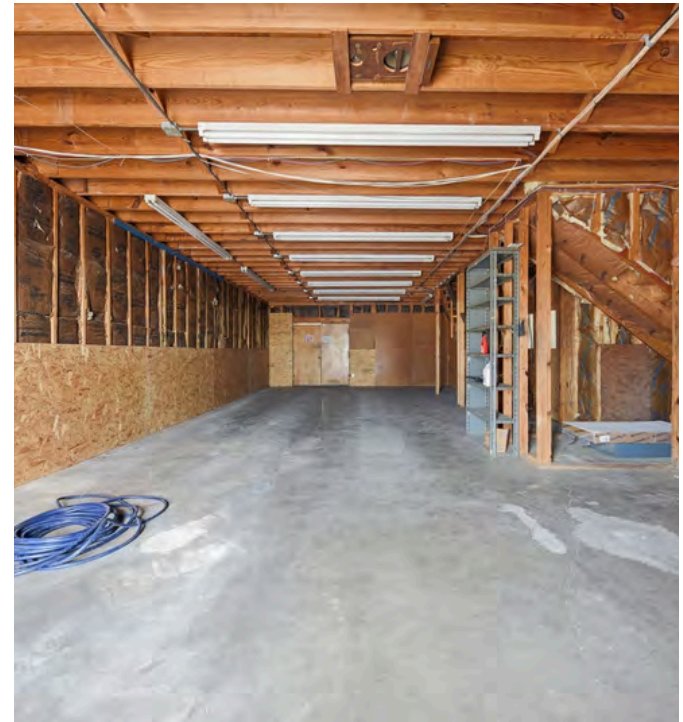


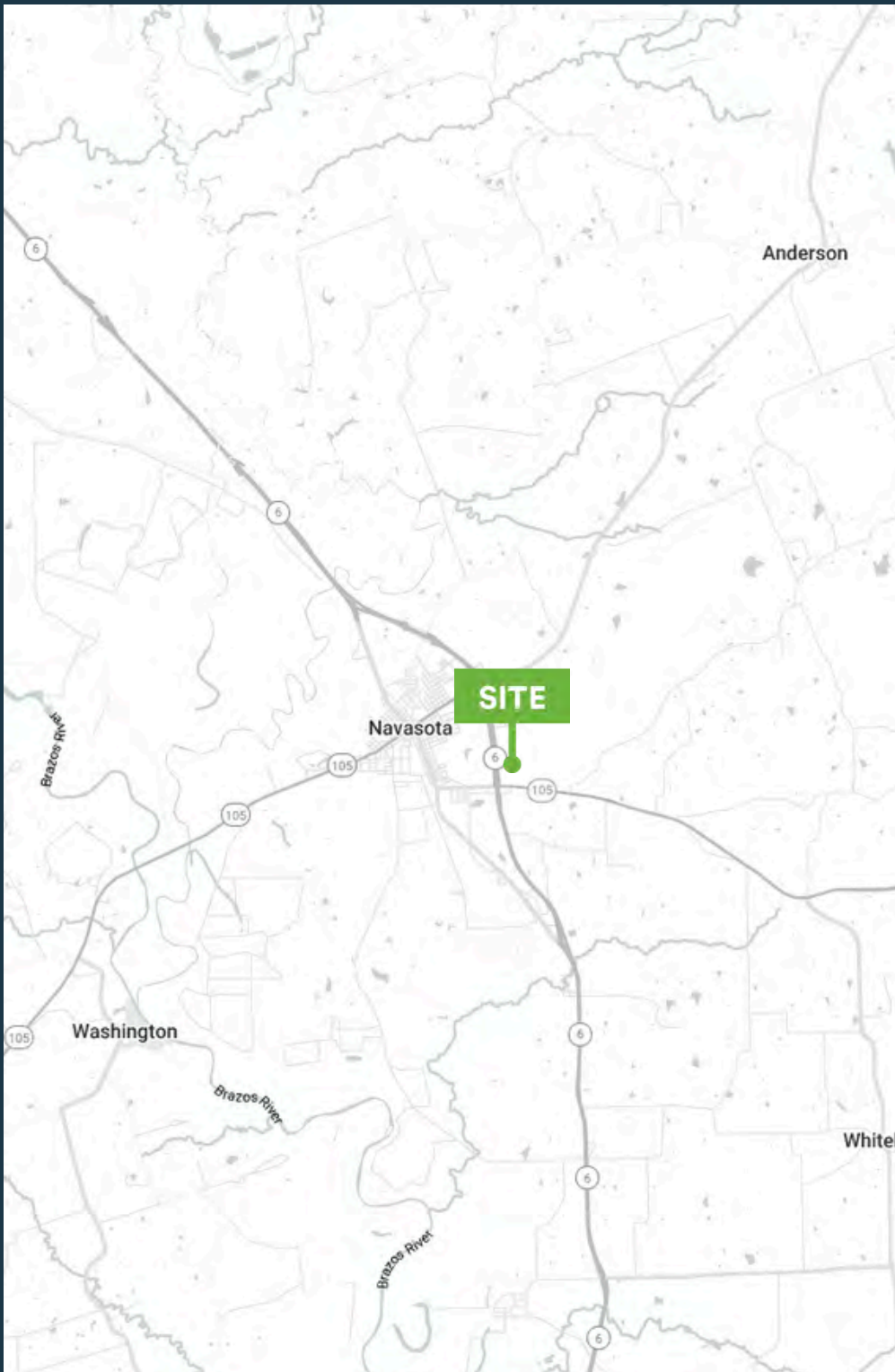
LOOP SELF STORAGE

SHOWROOM & OFFICES



WAREHOUSE SPACE





BUILDING SPECIFICATIONS

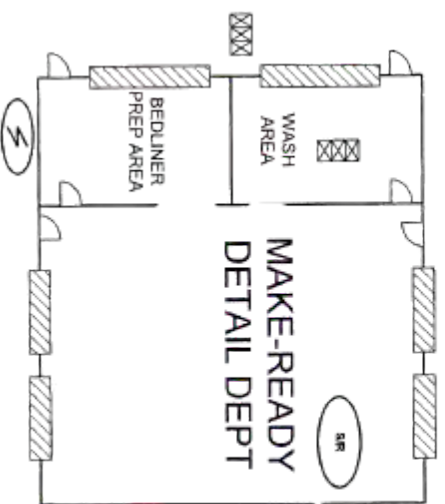
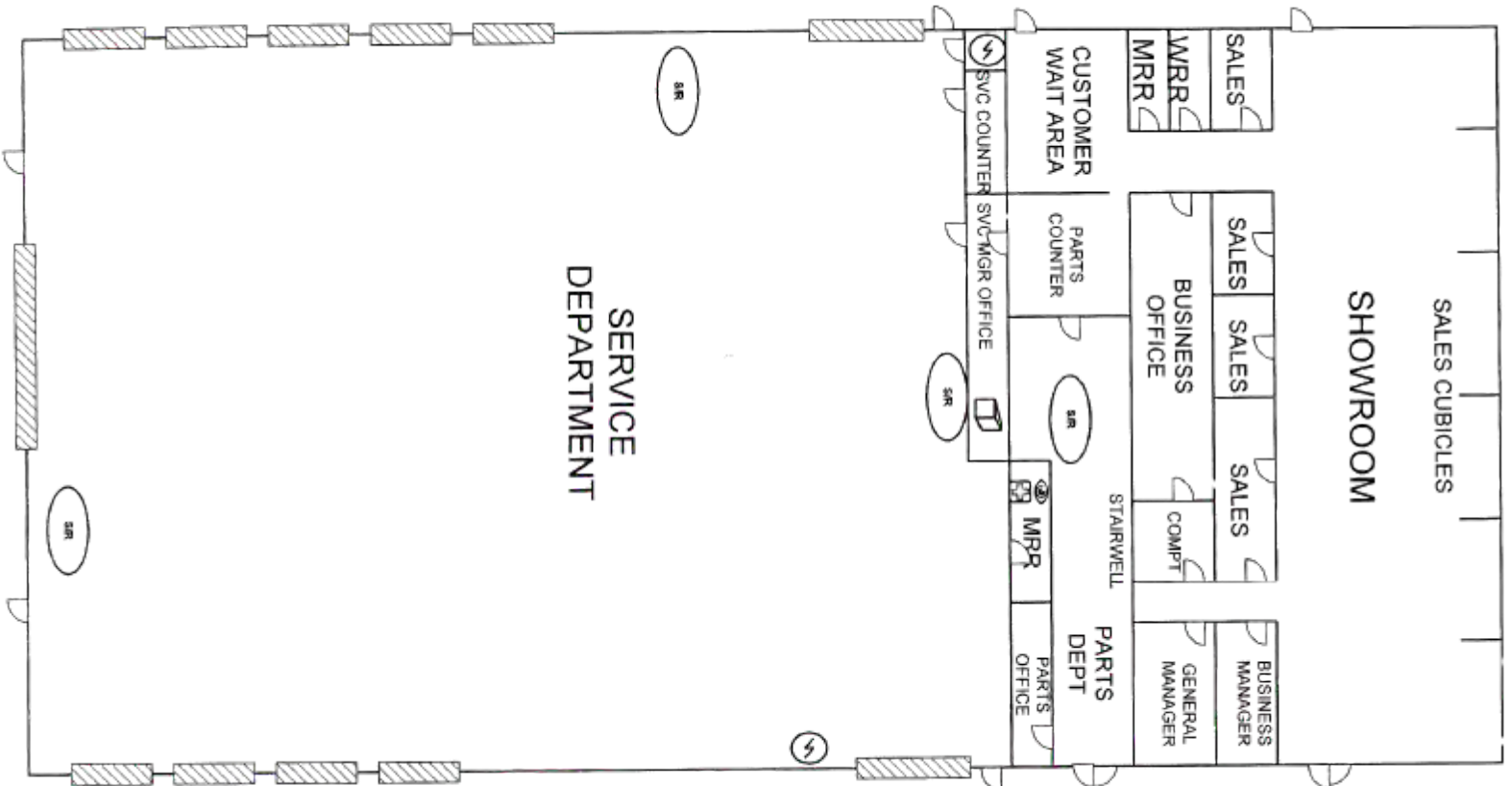
Showroom/Office Area:	5,670 SF
Service Area:	10,334 SF
Shop Building Area:	<u>3,773 SF</u>
Total Building Area:	19,777 SF
Bays:	Seven (7)
Year Built/Remodeled:	1984 / 2010
Foundation:	Reinforced Concrete Slab
Exterior Walls:	Metal with Stucco Storefront
Roof Cover:	Metal
Utilities:	Electricity: MidSouth Electric Water: City of Navasota Sewer: City of Navasota Garbage: City of Navasota

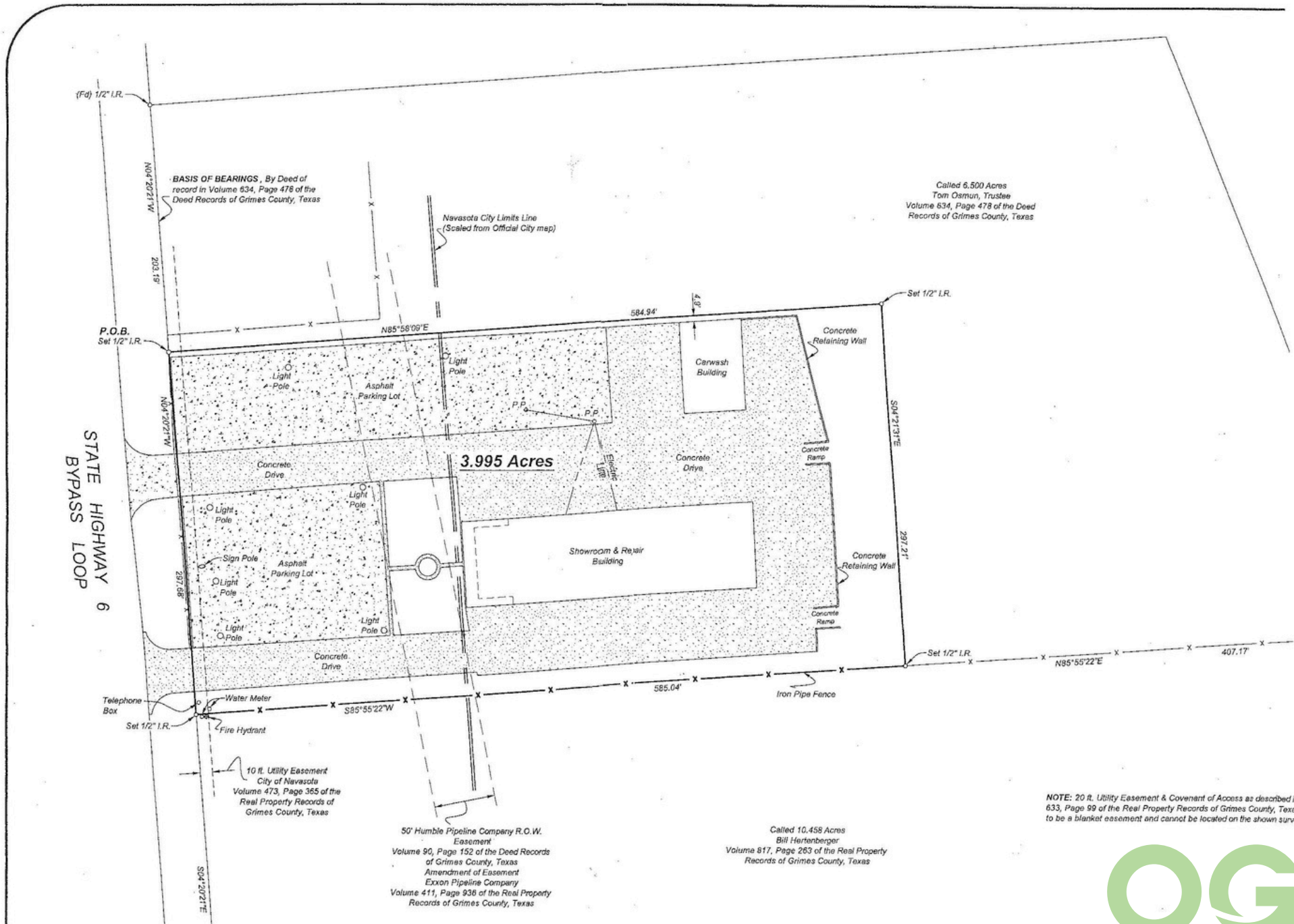
SITE SPECIFICATIONS

Size:	3.995 AC or 174,022 SF
Legal Description:	3.995 acres out of the D. Tyler Survey, Tract 5, Par 10-4, Navasota, Grimes County, Texas
Access:	Access via two (2) curb cuts along State Highway 6 Frontage Road
Zoning:	B-2: General Business
Frontage:	~300' along State Highway 6 Frontage Road



FLOOR PLAN





BASIS OF BEARINGS, By Deed of record in Volume 634, Page 478 of the Deed Records of Grimes County, Texas

Navasota City Limits Line (Scaled from Official City map)

Called 6.500 Acres
Tom Osman, Trustee
Volume 634, Page 478 of the Deed Records of Grimes County, Texas

3.995 Acres

50' Humble Pipeline Company R.O.W. Easement
Volume 90, Page 152 of the Deed Records of Grimes County, Texas
Amendment of Easement Exxon Pipeline Company
Volume 411, Page 938 of the Real Property Records of Grimes County, Texas

Called 10.458 Acres
Bill Hertenberger
Volume 617, Page 263 of the Real Property Records of Grimes County, Texas

NOTE: 20 ft. Utility Easement & Covenant of Access as described in Volume 633, Page 99 of the Real Property Records of Grimes County, Texas to be a blanket easement and cannot be located on the shown survey.



DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION

2K

HOUSEHOLD INCOME

\$74K

CONSUMER SPENDING

\$17M

3 MILE

ESTIMATED POPULATION

10K

HOUSEHOLD INCOME

\$74K

CONSUMER SPENDING

\$95M

5 MILE

ESTIMATED POPULATION

12K

HOUSEHOLD INCOME

\$75K

CONSUMER SPENDING

\$112M



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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

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Phone

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Email

Phone

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



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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

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.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.