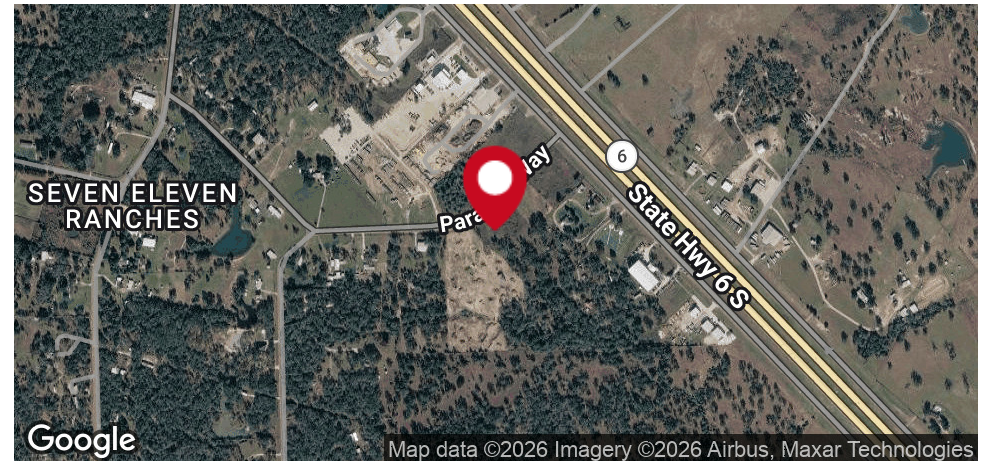


Executive Summary

1177 PARADISE WAY | NAVASOTA, TX 77868



OFFERING SUMMARY

Sale Price: \$379,999

Lot Size: 2.02 Acres

PROPERTY OVERVIEW

2.02 AC commercial tract located at Paradise Way & Hwy 6 South of College Station. Property is out of the ETJ, and has electric (including 3-phase), water and fiber internet in place. Property is well suited for a 25k sf warehouse, with yard space, or any other commercial application. Seller will convey plans for this setup (as shown on marketing images) to buyer if desired.

PROPERTY HIGHLIGHTS

- Property Outside of ETJ
- 3 Phase power in place
- Water and Power in place
- Commercial Trac

PETER KRAMER
Broker
979.221.2929
pkramer@lkgra.com

RICK LEMONS, CCIM
Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

Additional Photos

1177 PARADISE WAY | NAVASOTA, TX 77868



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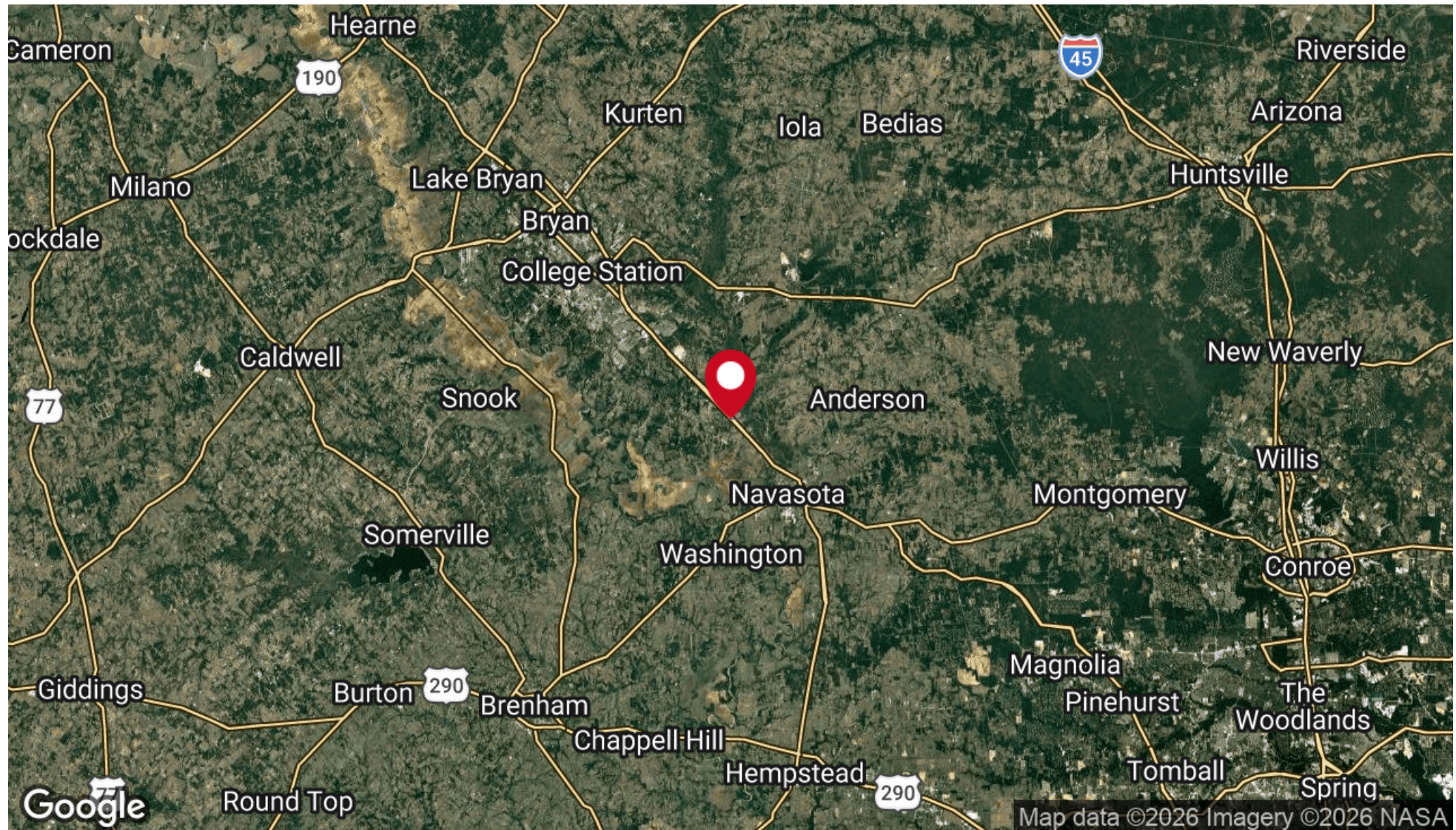


Land For Sale

P.O. Box 9693 | College Station, TX 77842 | 979.221.2929 | <http://lkgra.com>

Location Map

1177 PARADISE WAY | NAVASOTA, TX 77868



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Land For Sale



Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

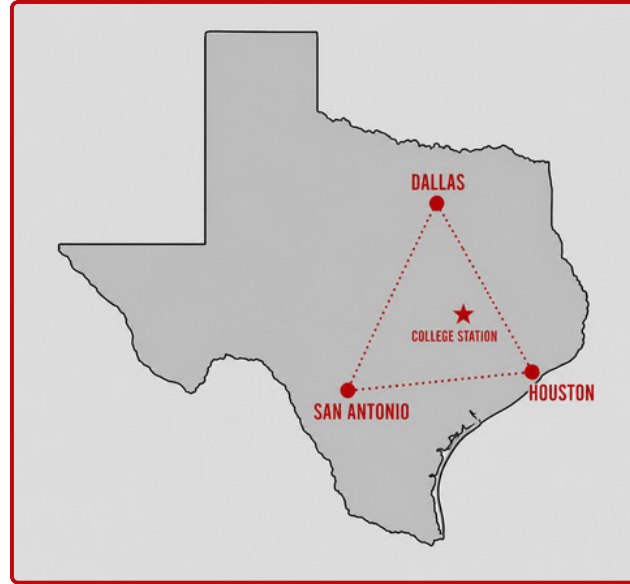


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.