

RAILROAD FRONTAGE LAND FOR SALE

APN# R11456, NEAR PLANTERSVILLE, TX, GRIMES COUNTY- 18.25 AC
0 SPUR 234 & SH-105, NAVASOTA, TX 77868



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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Commercial Realtor
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0695022, Texas

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Disclaimer

0 SPUR 234



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EXECUTIVE SUMMARY

0 SPUR 234



OFFERING SUMMARY

PRICE:	\$599,000
LOT SIZE:	+/-18.25 ACRES
PRICE / ACRE:	\$32,821/AC
ACCESS:	SPUR 234/SH-105
ZONING:	UNRESTRICTED
PERMITTED USES:	UNRESTRICTED
SIGNAL INTERSECTION:	SPUR 234/SH-105
UTILITIES:	ADJACENT
APN:	R11456

PROPERTY OVERVIEW

+/-18.25 Acres on 0 Spur 234 at SH-105 in Stoneham, near Plantersville, TX. This Railroad Frontage Land has direct access off of Spur 234 Rd. This property has Rail Spur potential, Industrial Outdoor Storage (IOS) Land, and easy access to SH-105. Utilities are at the neighboring properties. Located approximately halfway between College Station & Houston, TX, this area is poised for development in both the Residential & Commercial Real Estate sectors.



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LOCATION & HIGHLIGHTS

0 SPUR 234



LOCATION INFORMATION

Building Name: Railroad Frontage Land +/- 18.25 AC
Street Address: 0 SPUR 234 & SH-105
City, State, Zip: Navasota, TX, 77868
County: Grimes County
Market: Plantersville
Sub-market: Navasota
Cross Streets: SH-105
Signal Intersection: 0 SPUR 234 & SH-105



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PROPERTY HIGHLIGHTS

- +/- 18.25 Acres of Railroad Frontage Land-potential to accommodate a dedicated rail spur.
- Industrial Outdoor Storage (IOS) Land and/or Other.
- Direct access off of Spur 234 Rd. & SH-105.
- Utilities are at the neighboring properties.
- Located approximately halfway between College Station & Houston, TX, this area is poised for development in both the Residential & Commercial Real Estate sectors.

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PROPERTY PHOTOS

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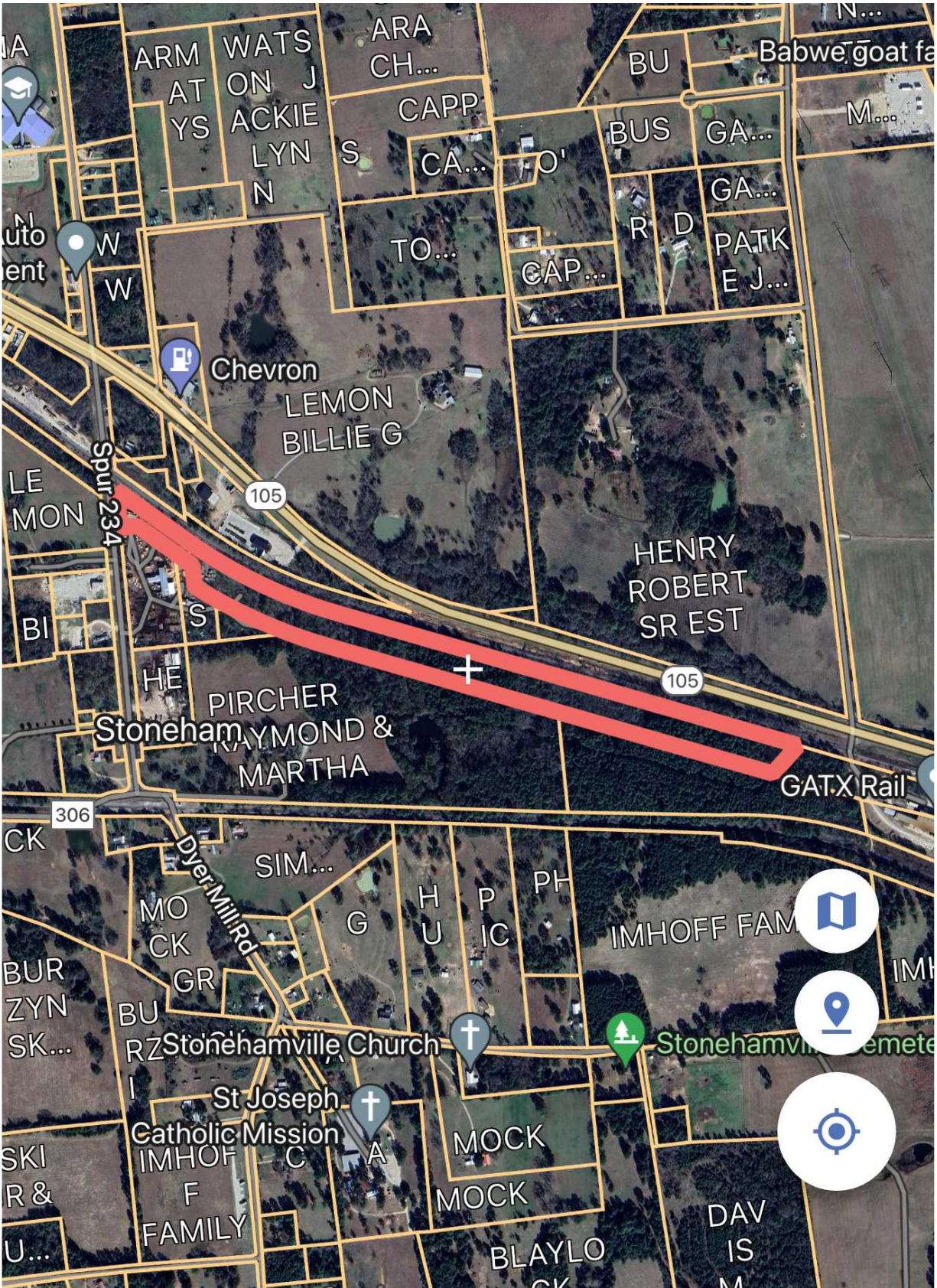


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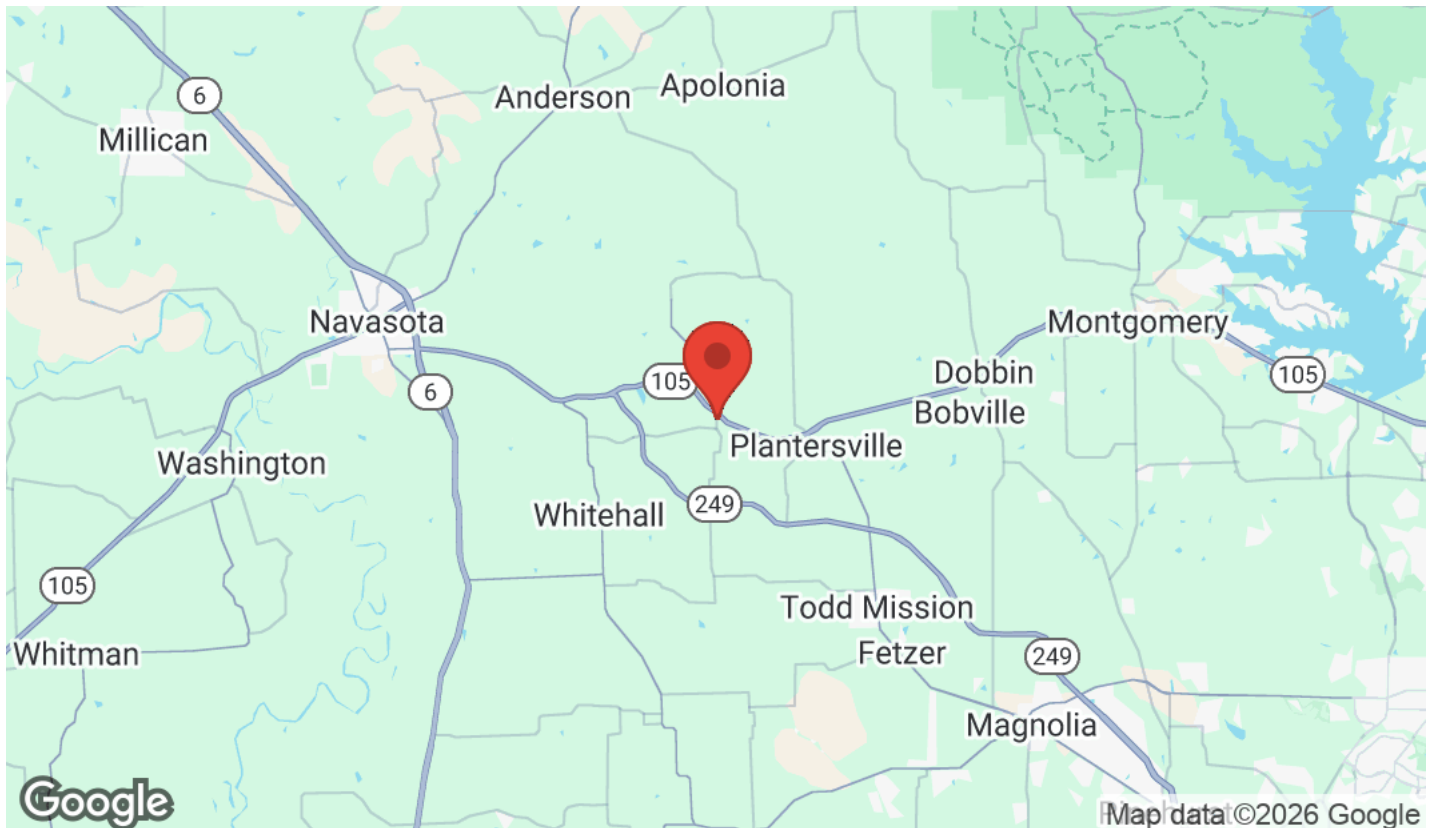
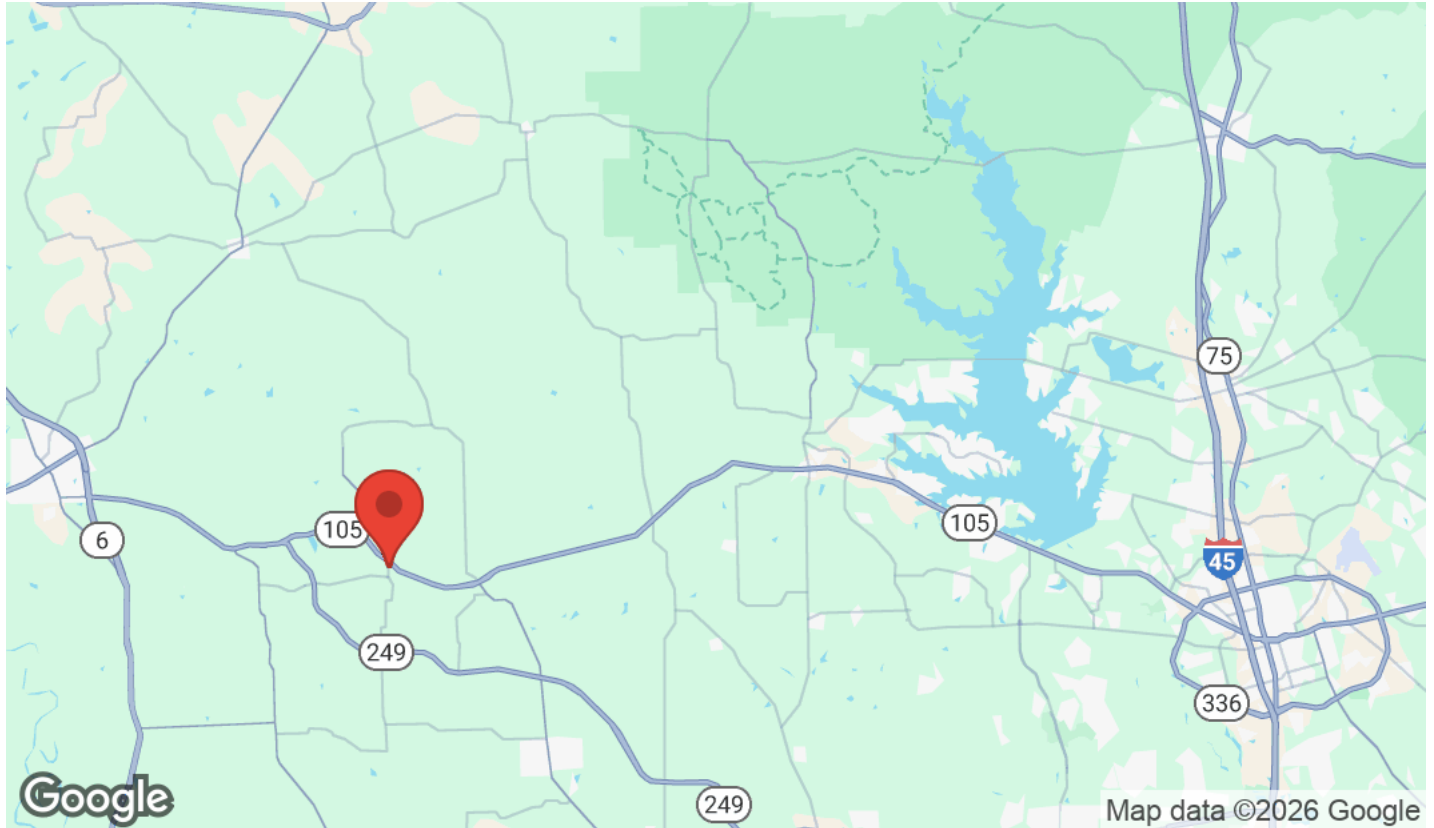


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LOCATION MAPS

0 SPUR 234



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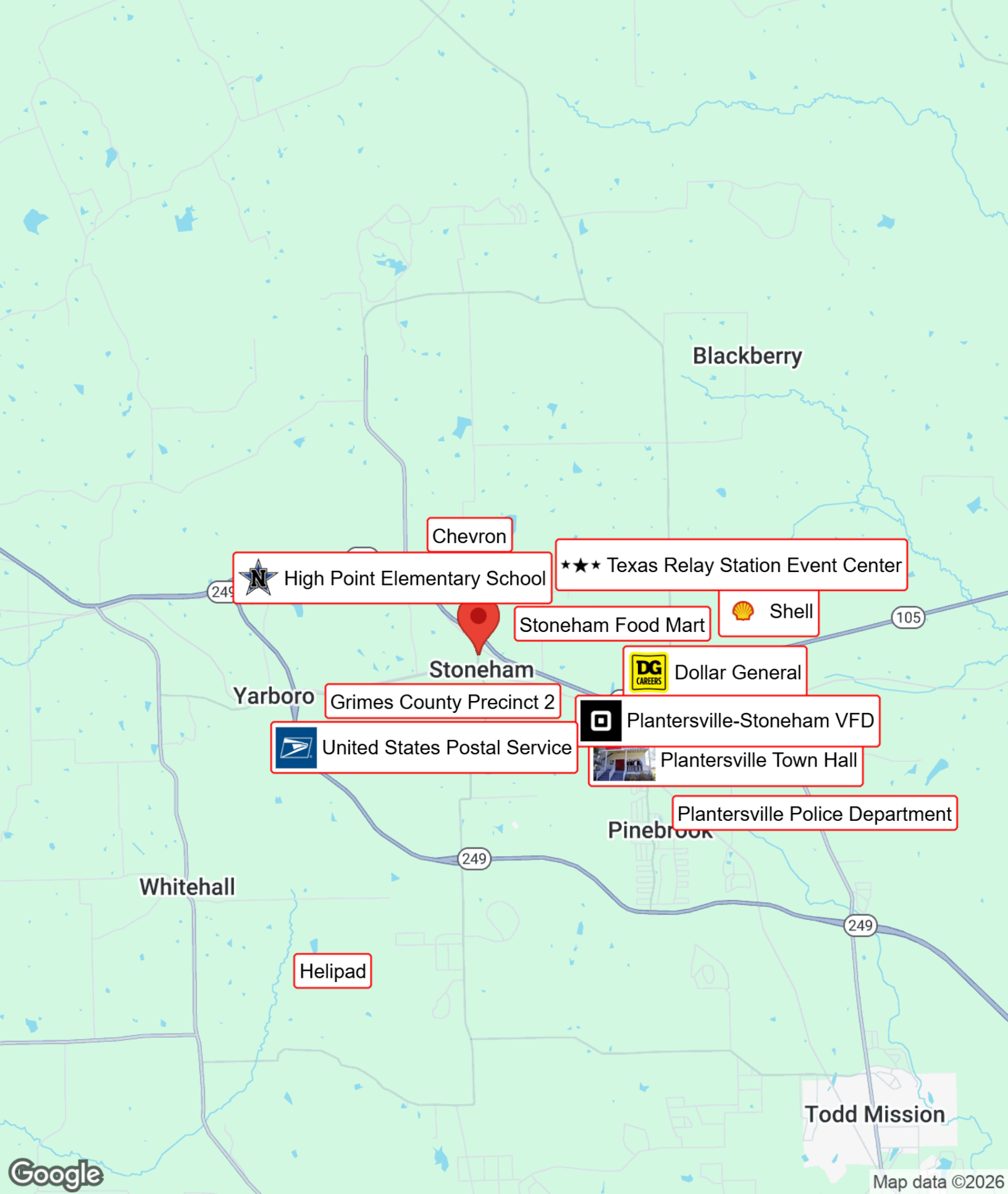
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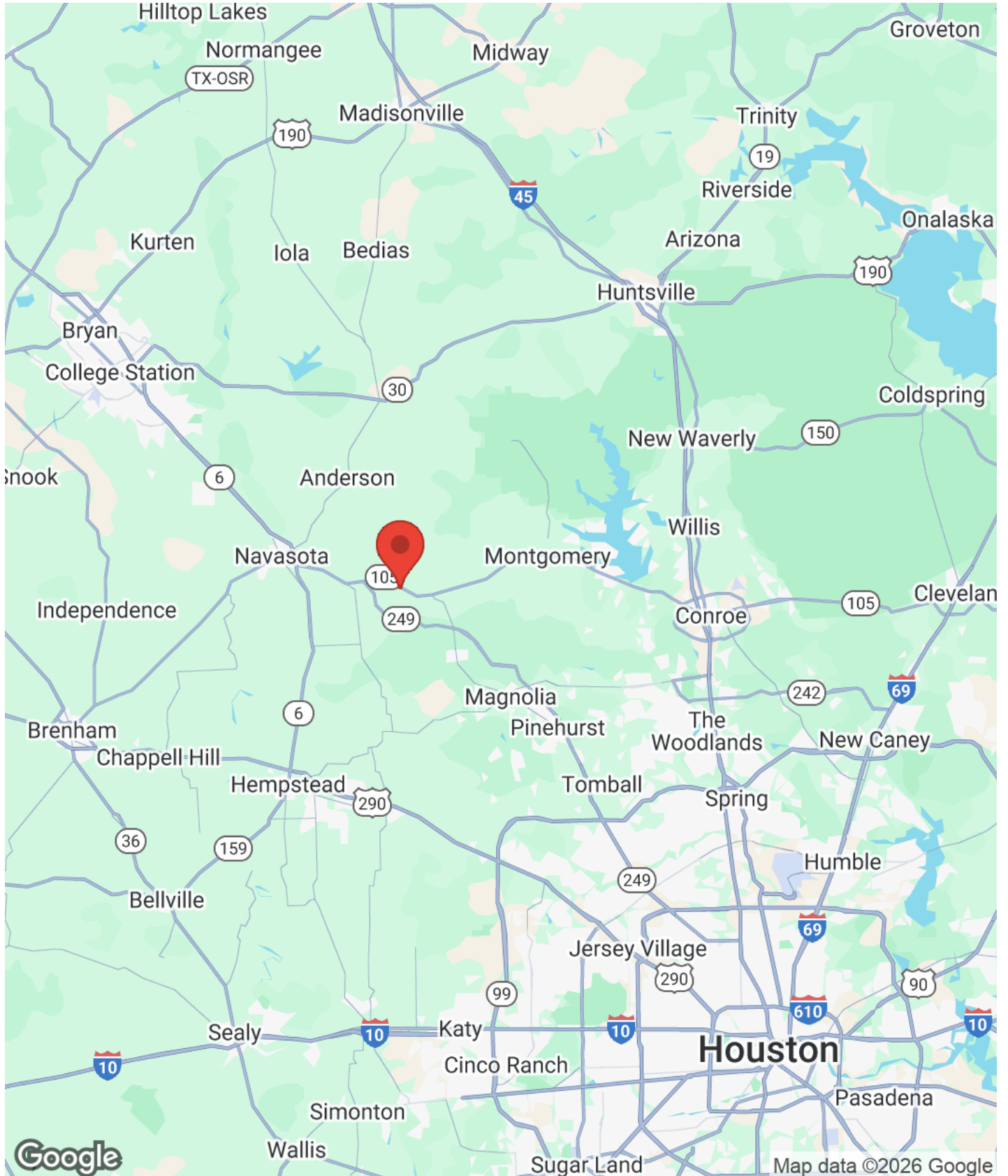
BUSINESS MAP

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REGIONAL MAP

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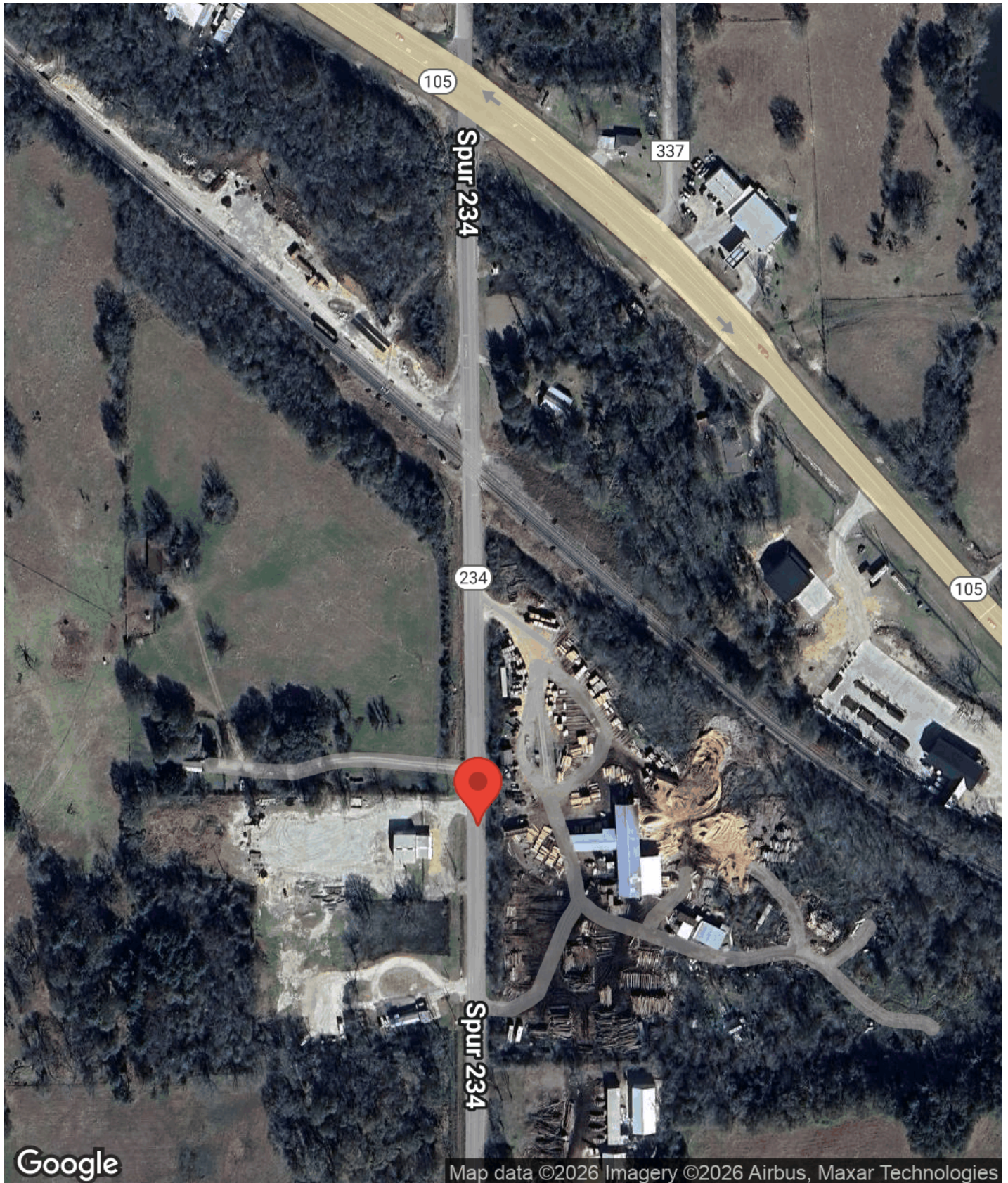
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AERIAL MAP

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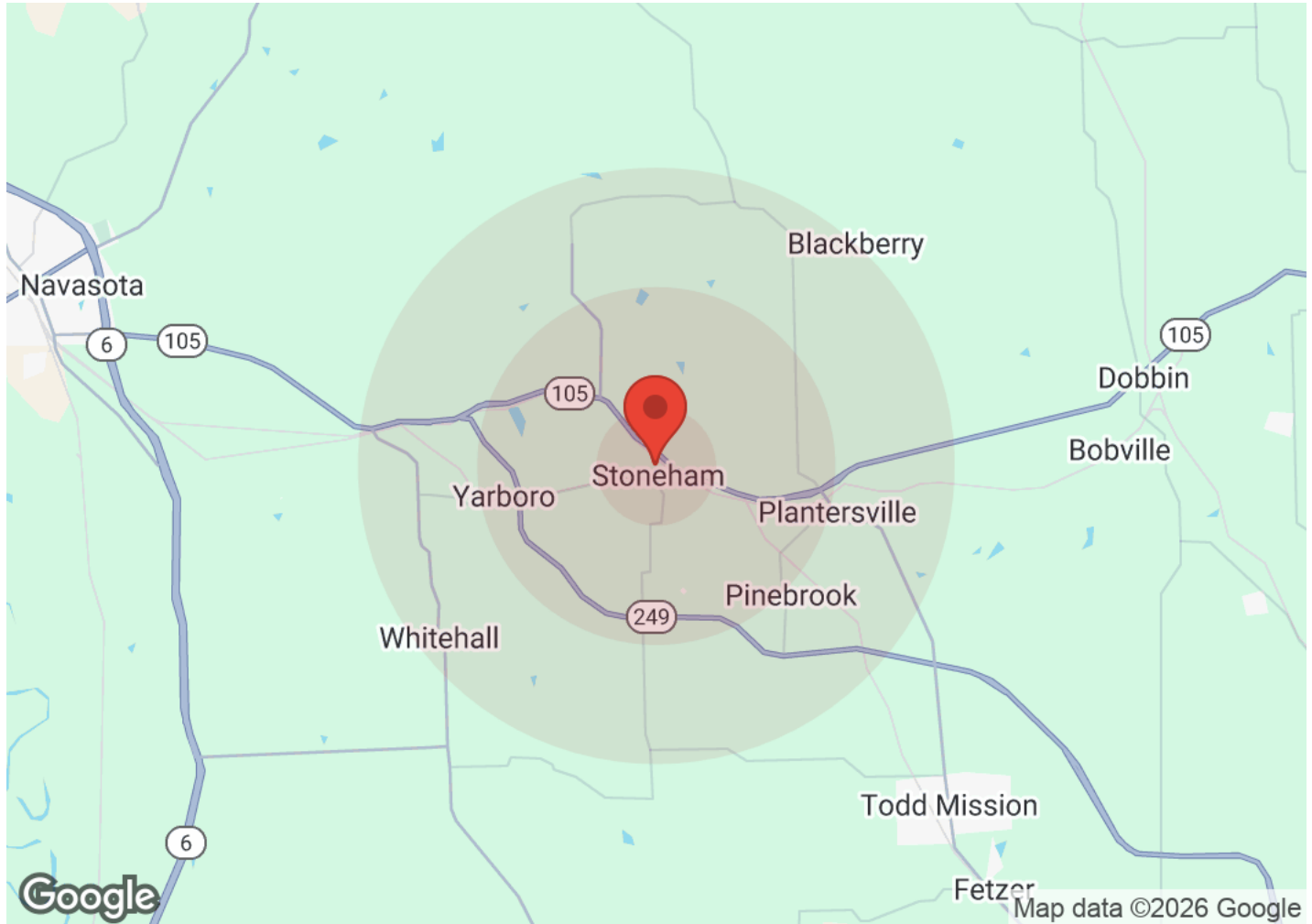


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	117	530	1,764	Median	\$102,094	\$81,083	\$72,054
Female	112	505	1,670	< \$15,000	7	22	65
Total Population	229	1,035	3,434	\$15,000-\$24,999	8	52	183
				\$25,000-\$34,999	2	8	36
				\$35,000-\$49,999	7	45	158
				\$50,000-\$74,999	10	56	197
				\$75,000-\$99,999	7	41	151
				\$100,000-\$149,999	26	92	272
				\$150,000-\$199,999	4	19	57
				> \$200,000	14	50	141
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	47	220	733	Total Units	98	437	1,435
Ages 15-24	27	119	398	Occupied	85	382	1,261
Ages 25-54	82	376	1,262	Owner Occupied	74	328	1,069
Ages 55-64	31	135	445	Renter Occupied	11	54	192
Ages 65+	43	185	594	Vacant	13	55	175
Race	1 Mile	3 Miles	5 Miles				
White	151	663	2,164				
Black	20	80	264				
Am In/AK Nat	N/A	1	5				
Hawaiian	N/A	N/A	N/A				
Hispanic	53	265	913				
Asian	N/A	2	7				
Multi-Racial	5	23	78				
Other	N/A	N/A	1				

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FLOOD MAP- OUTSIDE

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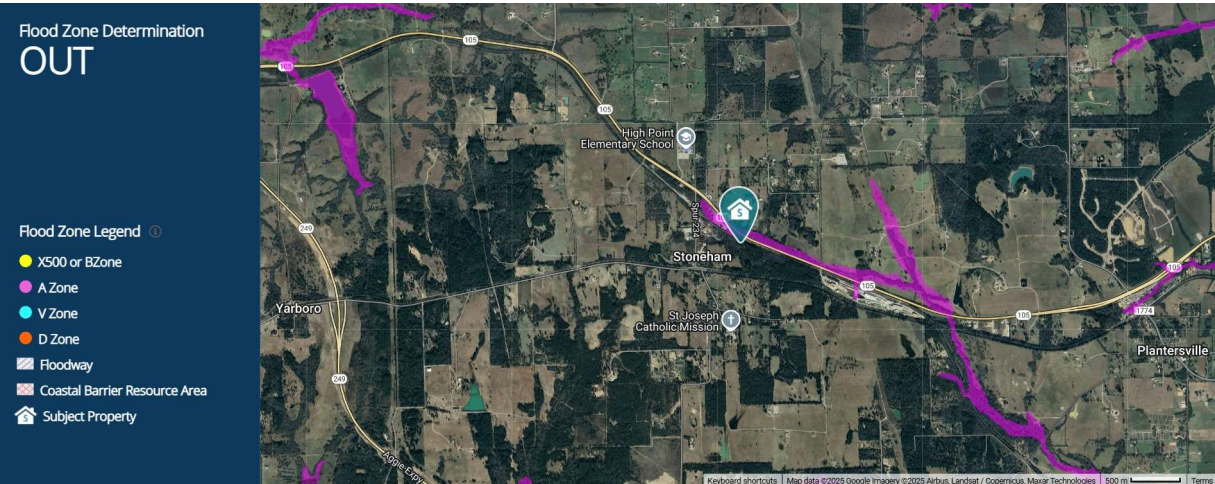


REALIST

APN R11456 | CLIP 2749534948

📍 R11456, TX, Grimes County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	205 ft
Community Number - Map Panel & Suffix	481173-0475C
Flood Zone Code	X
Panel Date	April, 3, 2012
County	Grimes
Original Panel Firm Date	August, 1, 1988
FIPS Code	48185
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Grimes County
Letter of Map Amendment (LOMA)	N/A

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IABS- LISTING AGENT

0 SPUR 234



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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