

# 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:

**TIM LARSON**  
Commercial Realtor  
O: (713) 461-9393  
C: (281) 508-0800  
tlarson@kw.com  
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

0 SPUR 234



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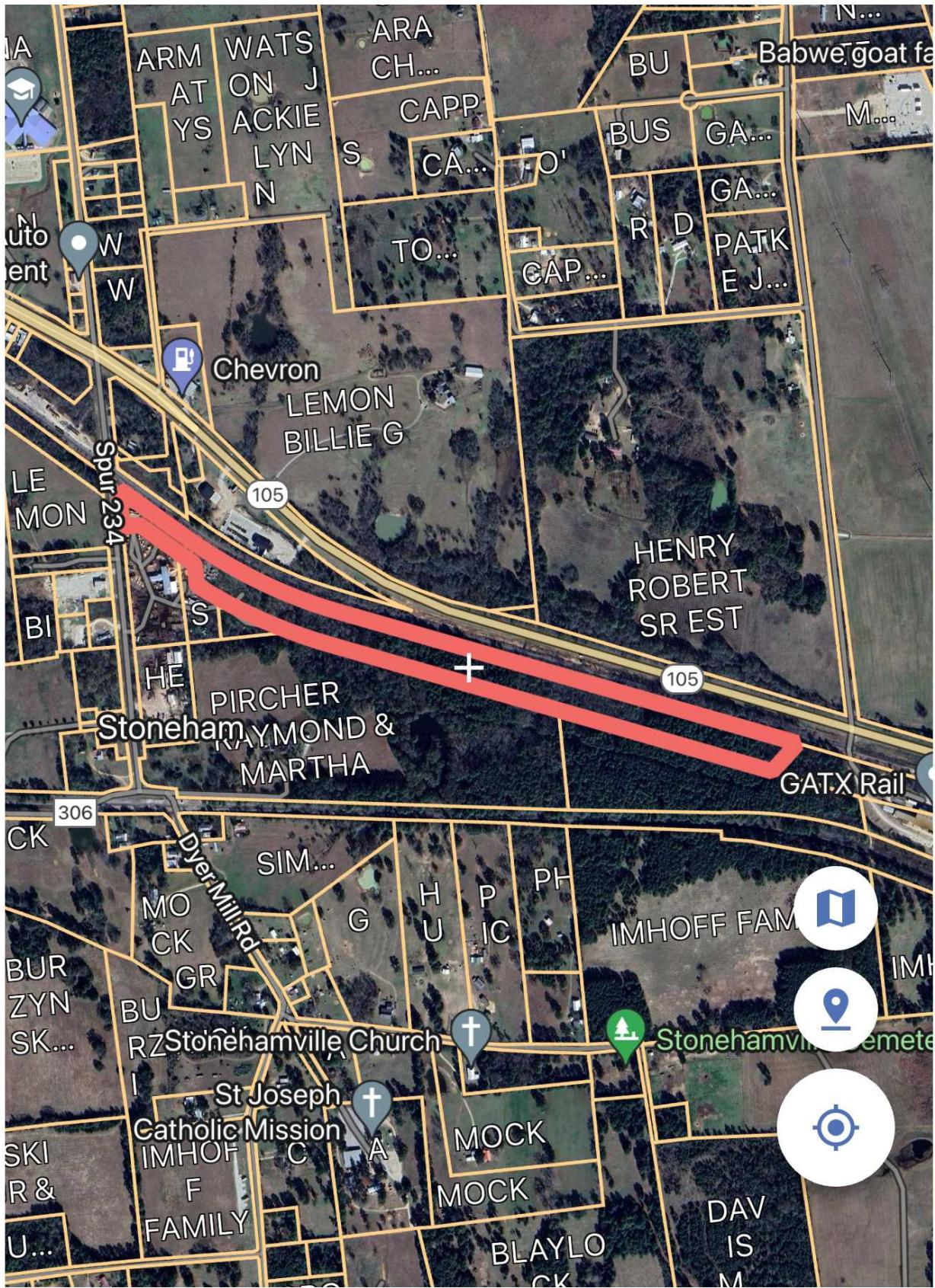


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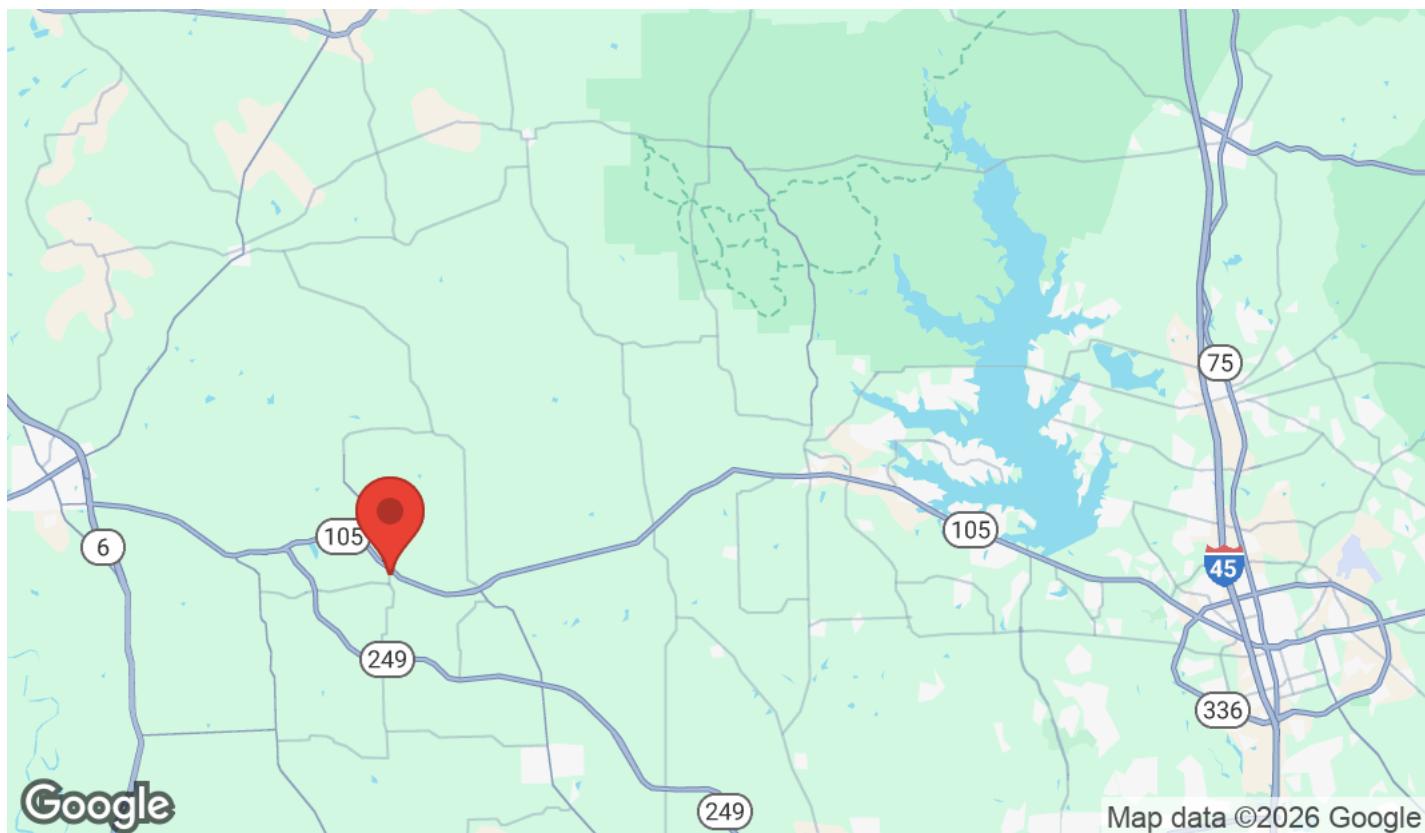
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## LOCATION MAPS

0 SPUR 234



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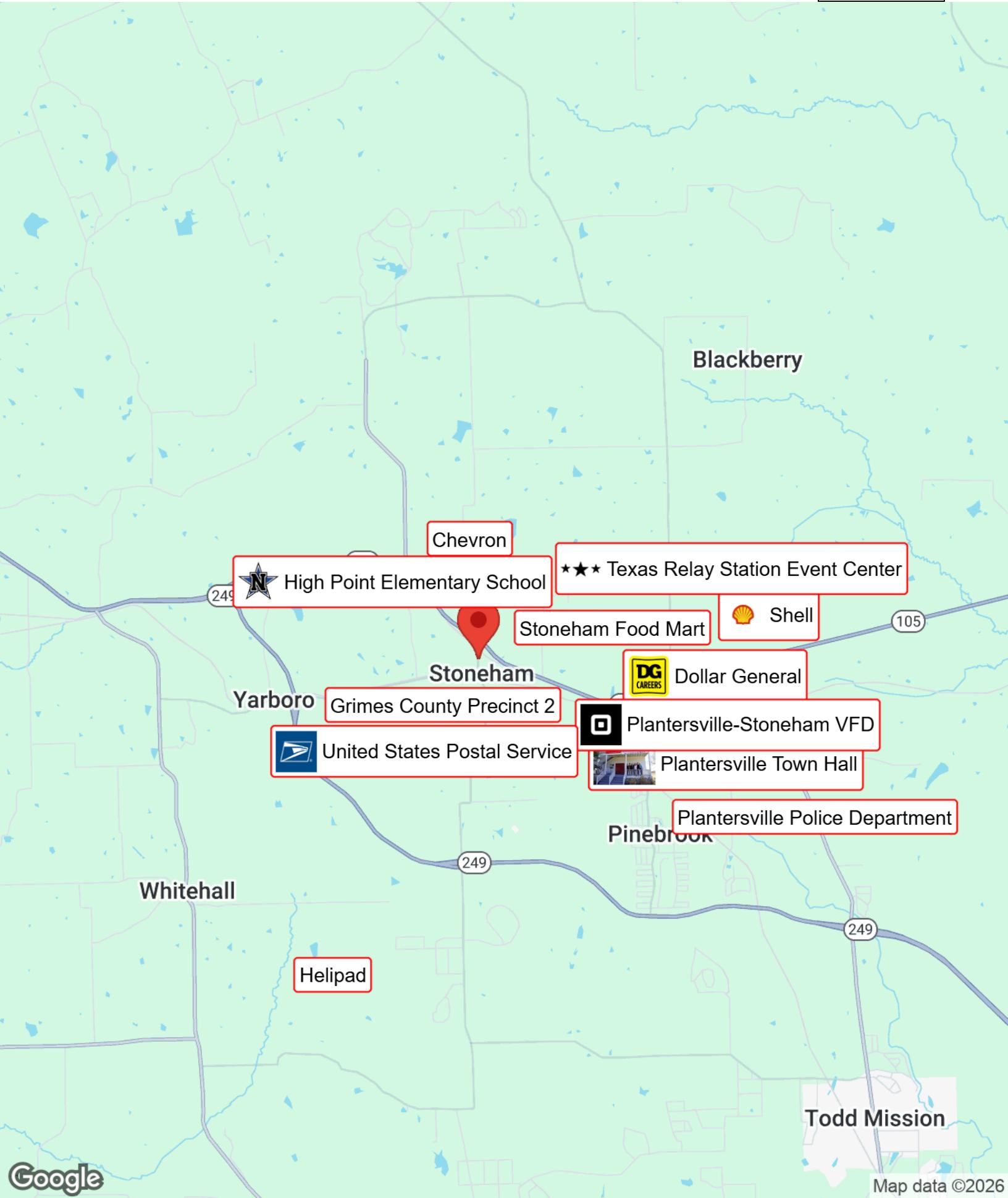


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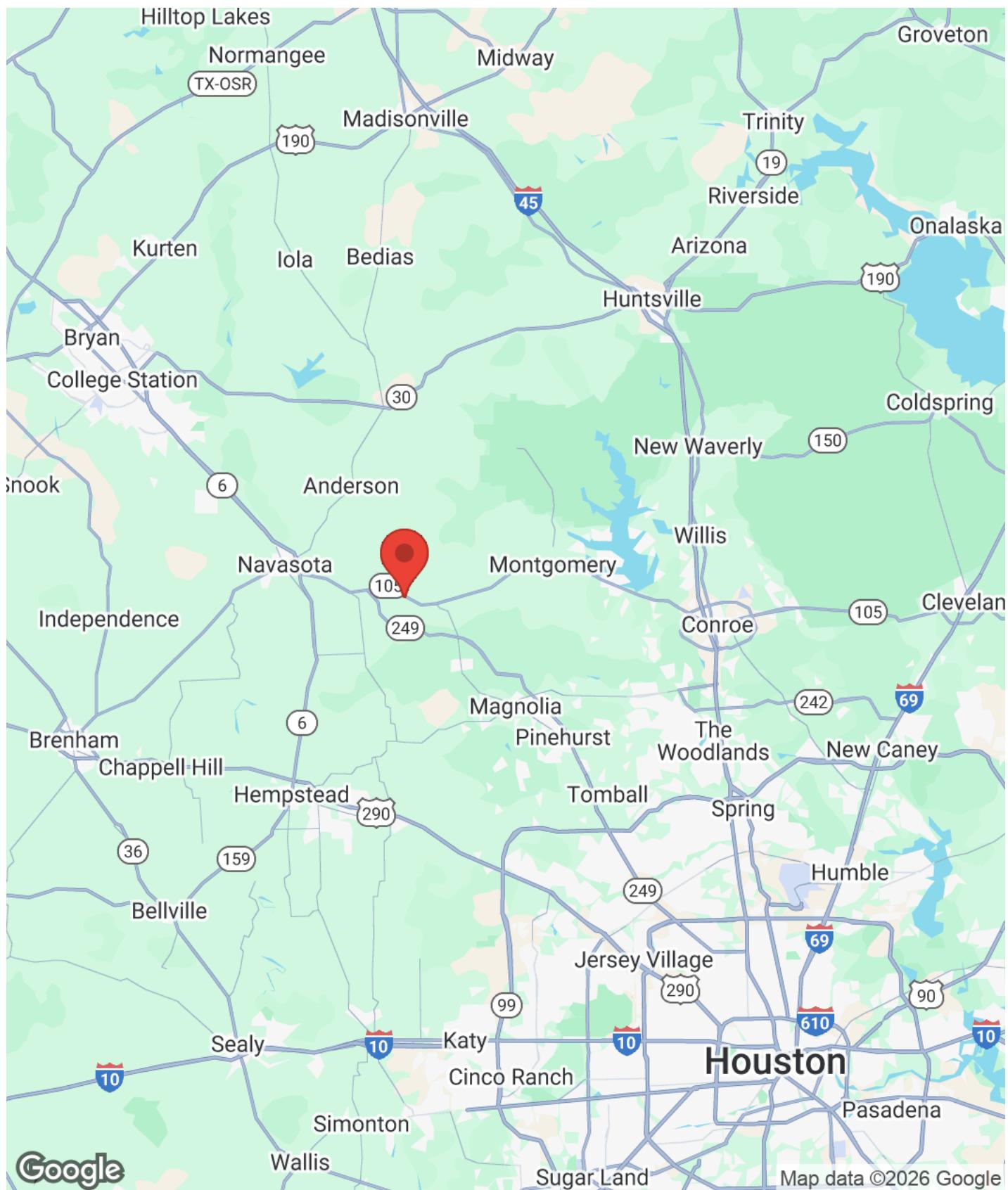
# BUSINESS MAP

0 SPUR 234



# REGIONAL MAP

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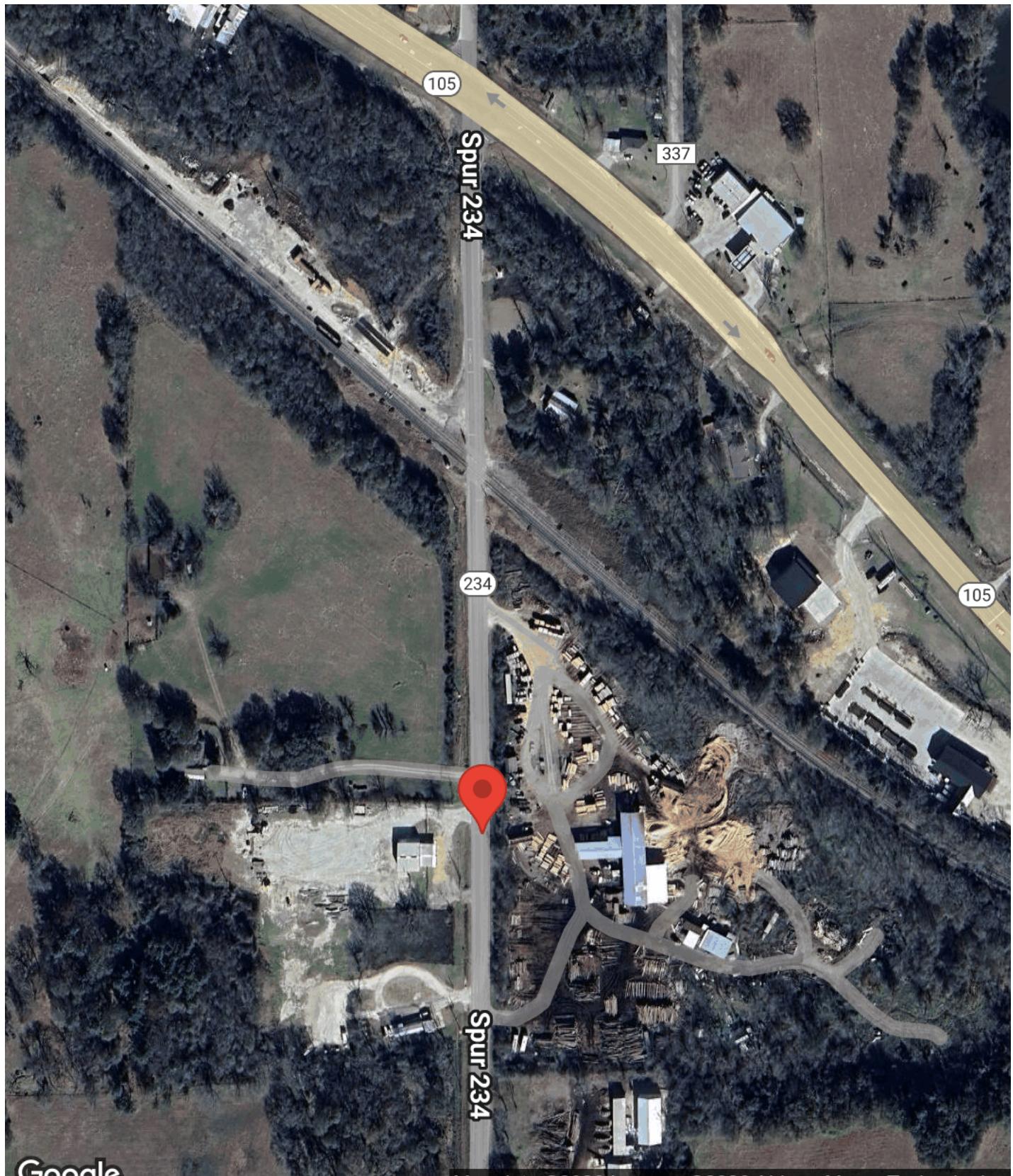
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# AERIAL MAP

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Google

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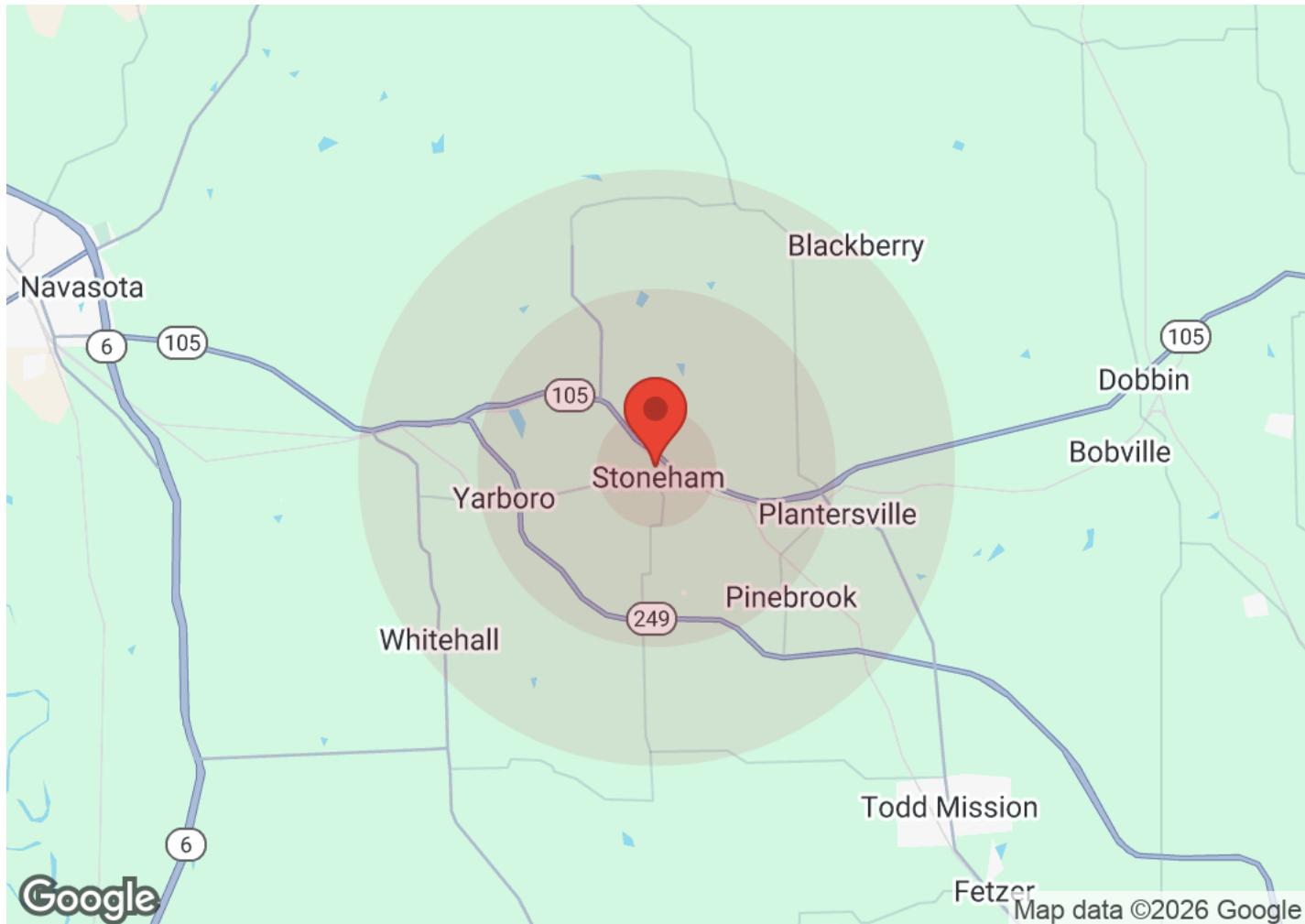


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# DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	117	530	1,764
Female	112	505	1,670
Total Population	229	1,035	3,434

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	47	220	733
Ages 15-24	27	119	398
Ages 25-54	82	376	1,262
Ages 55-64	31	135	445
Ages 65+	43	185	594

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

Income	1 Mile	3 Miles	5 Miles
Median	\$102,094	\$81,083	\$72,054
< \$15,000	7	22	65
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	98	437	1,435
Occupied	85	382	1,261
Owner Occupied	74	328	1,069
Renter Occupied	11	54	192
Vacant	13	55	175

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# FLOOD MAP- OUTSIDE

0 SPUR 234

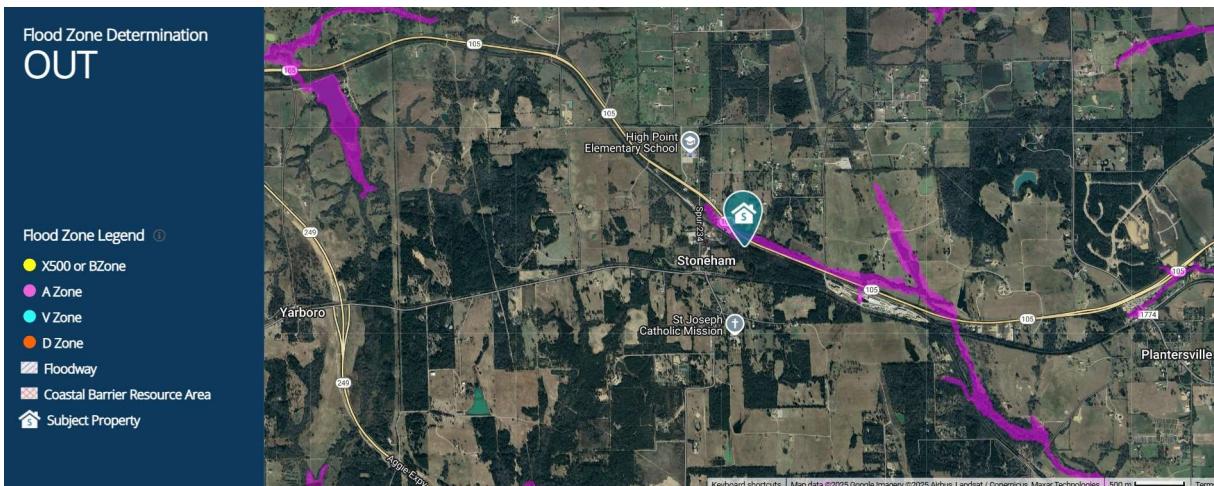


📍 R11456, TX, Grimes County



APN R11456 | CLIP 2749534948

## STANDARD FLOOD MAP



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

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Flood Map | Courtesy of Timothy Larson, Keller Williams Memorial, Houston Association of REALTORS

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## 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.*



11-03-2025



### **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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

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