

# Welcome Home

**11802 Padon Road, Needville, TX**

## Property

- Address: **11802 Peyton Road, Needville, TX**
- ~10 acres
- Located in **county (not city limits)**
- Adjacent to **Needville ISD-owned land**
- Hay field currently maintained by **George Ranch Historical Park arrangement**

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## Home Features

- 2+ bedrooms – Shop office can easily be converted to a third bedroom
- Primary suite:
  - Dual closets
  - Walk-in shower with custom stonework
  - Dedicated vanity
- Secondary bedroom:
  - Inset sitting area – ideal for a dresser or chair
- Kitchen:
  - Breakfast bar
  - Pantry with barn-style doors
  - Recent updates (~1 year):
    - Paint
    - Recessed lighting
- Appliances:

COUNTRYMAN  
HOMES

kw SOUTHWEST  
ERWILLIAMS, REALTY

- Dishwasher (~2 years)
    - Range/oven (<1 year)
  - Faux wood blinds throughout
  - Nest thermostat
  - Attic:
    - Decked flooring
    - Pull-down stairs
    - Large storage capacity
  - Laundry room:
    - Oversized – ready for your personal touch to convert to a full mudroom
    - **New water heater (2025)**
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### Shop / Barn

- Large insulated shop
  - Foam insulation throughout
  - **3 overhead doors (10' x 10', operational)**
  - 2 AC units
  - Dedicated electrical breakers
  - Interior office:
    - Window AC unit
    - Ample size for a conversion to a third bedroom
  - Bathroom:
    - Simple shop restroom
  - Washout station
  - Master control panel for shop systems
  - Covered porch (~40' x 40')
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### Land & Exterior

- ~10 acres

- Open hay field (ag use potential)
- Pond (rain-fed)
- Very low-density surroundings
- Ample parking (multiple areas)
- Front + rear porches

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### Utilities & Systems

- Well + well house
- Septic system:
  - Aerobic
  - Scheduled service ~April 20, 2026
- DirectTV access
- Electronic lock on rear home door

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### Security / Tech

- Exterior security cameras included

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### Other Notable Points

- No HOA / no known restrictions
- Quiet surroundings due to large parcels + ISD land buffer

Experience a quieter setting with open space, wide surroundings, and the flexibility that comes with unrestricted acreage outside city limits. The property backs to Needville ISD-owned land, creating added separation from neighboring homes and fewer immediate rear neighbors. The 10-acre layout supports a range of uses including residential, agricultural, or equipment storage, with a 3,200 SF insulated shop offering substantial space for vehicles, equipment, projects, or workspace needs. Located approximately 0.5 miles from Needville ISD campuses, the property offers convenient access to local schools along with the benefits of a rural setting.