



**Jacobs Properties**

**DB 16**

Grimes, Navasota County, Texas

16+ acres located 2.5 miles east of Navasota with approximately 840' of frontage on Hwy 105. This beautiful tract is unrestricted and has mixed-use potential. Located minutes from Navasota and approximately 3.5 miles west of the Aggie Expressway... 18,000 average annual daily traffic. Mid-South Electric and fiber internet, public water. Beautiful property with nice elevation and rolling topography, mixed species of mature trees and sandy soils. Ideally suited for mixed-use, including residential, commercial, housing or multi-family housing, tiny house community, RV park, storage facilities, warehousing or general business use. A contiguous 5+ acre tract is also available. Close commute to Navasota, Bryan/College Station, Brenham, Montgomery, Houston and George Bush Intercontinental Airport. Minutes from shopping, meals and entertainment, lodging and Texas A&M University!

**Offered for \$1,120,000**

*Directions to property:*

From the intersection of Hwy 6 and Hwy 105 in Navasota, travel east for approximately 2.7 miles... Look for signs. From the intersection of Hwy 105 and the 249 Aggie Expressway travel west for approximately 3.6 miles, property is on the left. Look for signs. Do not enter property without listing agent or approval.

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