



Jacobs Properties

DB 5

Grimes, Navasota County, Texas

Rare location, 5.2± acres located 2.5 miles east of Navasota at the Hwy 105 & CR 417 intersection! Property has approximately 520' of frontage on County Rd 417, 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 rolling topography, mixed species of mature trees and sandy soils. Frontage along two thoroughfares, 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 16 acre tract is also available. Close commute to Navasota, Bryan/College Station, Brenham, Montgomery, Houston & George Bush Intercontinental Airport. Minutes from shopping, meals and entertainment, lodging and Texas A&M University!

Offered for \$420,000

Directions to property:

From the intersection of Hwy 6 & Hwy 105 in Navasota travel east for approximately 2.7 miles, property is located on the corner of Hwy 105 & CR 417... Look for signs. From the intersection of Hwy 105 & 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.

**A M E R I C A N
F A R M + R A N C H**

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