



FOR SALE

\$2,174,000
(\$10.00/SF)

**4.991
Acres,
Hwy 6**

Navasota, TX

**CLARK
ISENHOUR**
Real Estate Services, LLC



*John Clark
Matt Bathe*

**Boundary lines are approx*



**Boundary lines are approx*

OVERVIEW



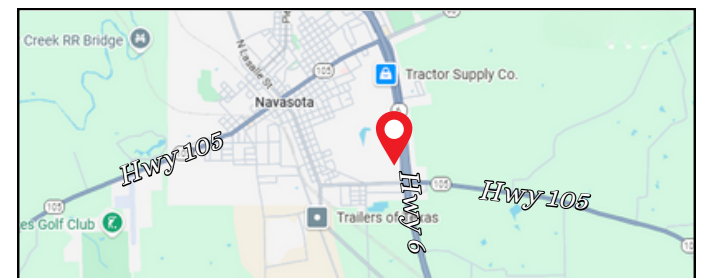
Hwy 6
Navasota, TX

PROPERTY HIGHLIGHTS

- Excellent Hwy 6 commercial frontage.
- 4.991 acre tract (308' front X 709' depth)
- Shared existing access with decel lane in place.
- Owned by WCTractor adjoining, excess land.
- New Survey available with CAD file.
- WILL DIVIDE. (\$12.00/SF FOR FRONT HALF)
- TXDOT has drawn preliminary plans for flyovers from Hwy 6 to Hwy 105. The proposed southbound flyover would exit Hwy 6 well North of the existing Hwy 105 exit, which would not change. Further information at: <https://ftp.txdot.gov/pub/txdot/get-involved/bry/sh-105/091924-project-layout.pdf>

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Current Population	1,656	9,243	12,260
Average Household Size	2.6	2.7	2.7
Average Household Income	\$56,280	\$55,142	\$57,909



SURVEY



Scale: 1" = 100'
Basis of Bearings

Grid North, State Plane Coordinate System of
1983, Central Zone, Leica RTK Network

DANIEL TYLER SURVEY A-55

NOTES:

- 1) All Deed references are of the Real Property Records of Grimes County, Texas.
- 2) The signature & seal affixed hereon is made to CWT Investment Properties, LLC & Chris Wackman.
- 3) © 2025 by Wisnoski Land Surveying LLC. All Rights Reserved.
- 4) The subject tract does not appear to be located within Zone "A" or "AE" of FEMA's FIRM No. 48185C 0340C with an effective date of April 3, 2012.
- 5) All distances & areas are surface values reported in U.S. Survey Feet.

Situated in Grimes County, Texas, out of the Daniel Tyler Survey, Abstract No. 55, being all of a called 4.991 acre tract as described in a General Warranty Deed with Vendor's Lien from Matthew Hilley to CWT Investment Properties, LLC, dated September 29, 2016, of record in Volume 1617, Page 620 of the Real Property Records of Grimes County, Texas & being all of a called 4.999 acre tract as described in a General Warranty Deed with Vendor's Lien from Wackman Properties, LLC to CWT Investment Properties, LLC, dated September 29, 2016, of record in Volume 1617, Page 627 of the Deed Records of Grimes County, Texas.

Client: CWT Investments Properties, LLC
Address: 10044 Highway 6 Loop
Navasota, Texas 77868

I, Steven M. Wisnoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.



Steven M. Wisnoski Date: November 10, 2025
R.P.L.S. 6006

Wisnoski Land Surveying LLC
PO Box 1744
Navasota, Texas 77868
936-870-7100
TBPELS Firm #: 10085300 ©

Job #:
2020-08-05-01

Called 4.000 Acres
City of Navasota
(2024-338792)

Point for Corner
(Fd) 1/2" Iron Pipe brs.
S03°52'38"W, 0.38'
(Fd) 3" Iron Pipe Fence
Corner Post brs. N36°39'27"W, 0.26'

Called 4.564 Acres
Lot 1, Block One
Texas KJ Investments, LLC
(1577-233)

NAVASOTA CIRCLE "T"
- PLAT -
(1734-253)

at 286.57' Pass 1/2" IR
0.24' left of line

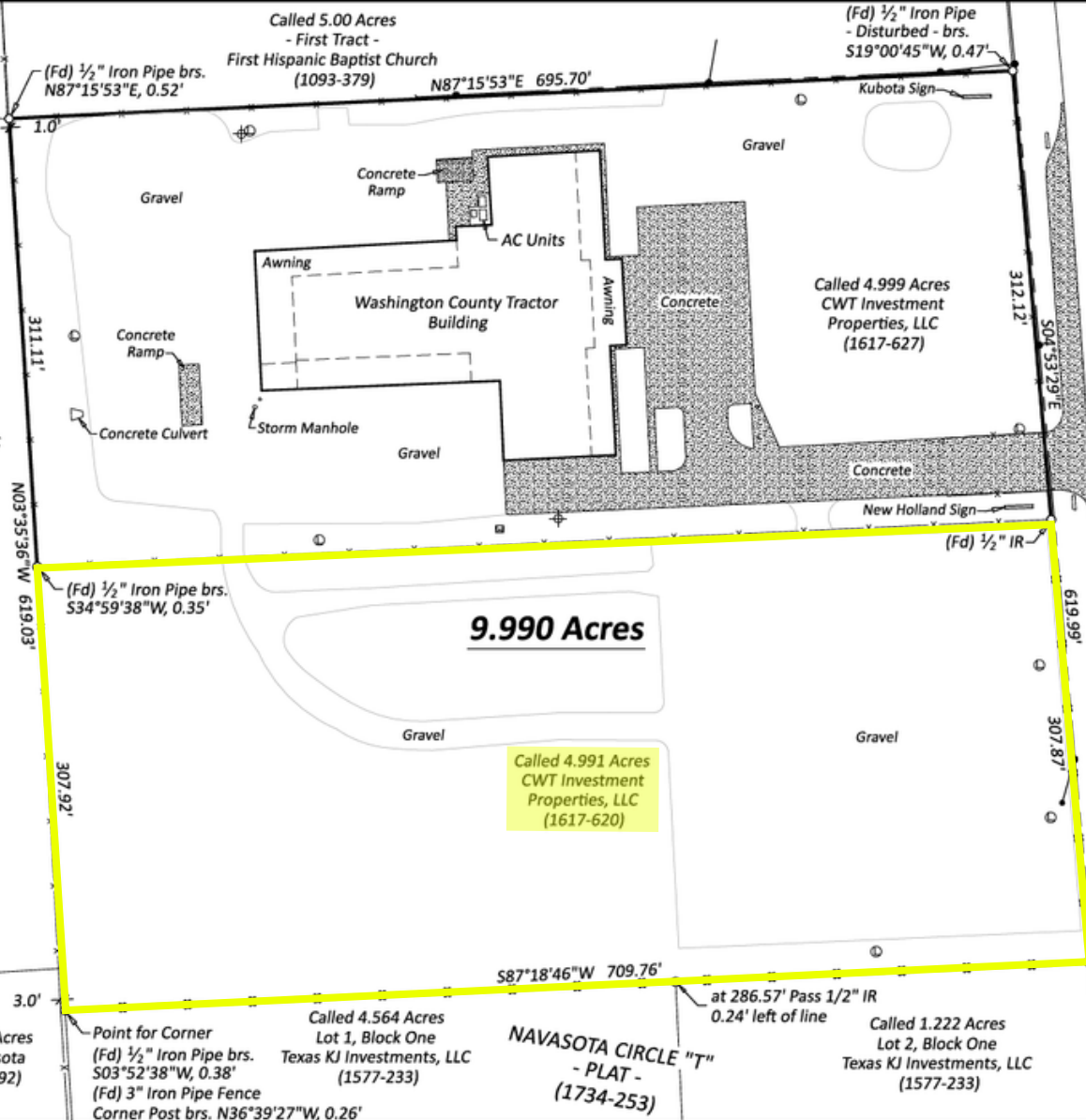
Called 1.222 Acres
Lot 2, Block One
Texas KJ Investments, LLC
(1577-233)

Point Of Beginning
(Fd) 1/2" Iron Pipe brs.
S87°17'17"W, 0.28'

STATE HIGHWAY 6
BYPASS LOOP
(Variable ROW - Called
11.29 acres (284-815))

LEGEND

	Concrete
	Fire Hydrant
	Water Meter
	Electric Meter
	Tele-Fiber Box
	Light Pole
	Guy Wire
	Power Pole
	Aerial Electric Line
	Fence



SURROUNDING AREA



**Boundary lines are approx*

For more information
contact:

John Clark

979.268.6840

john@clarkisenhour.com

Matt Bathe

979.268.6840

matt@clarkisenhour.com

Hwy 6
Navasota, TX

**CLARK
ISENHOUR**
Real Estate Services, LLC





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.

2-10-2025

**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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Clark Isenhour Real Estate Services, LLC	<u>8999919</u>	<u>frontdesk@clarkisenhour.com</u>	<u>9792686840</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	<u>506325</u>	<u>josh@clarkisenhour.com</u>	<u>9792686840</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	<u>358293</u>	<u>john@clarkisenhour.com</u>	<u>9792686840</u>
Sales Agent/Associate's Name	License No.	Email	Phone
John R. Clark			

Buyer/Tenant/Seller/Landlord Initials

Date