

8 Acres | I-45 & SH 150
I-45 N Service Rd
New Waverly, TX 77358

\$3,820,212
8.770± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

8 Acres | I-45 & SH 150
New Waverly, TX / Walker County

SUMMARY

Address

I-45 N Service Rd

City, State Zip

New Waverly, TX 77358

County

Walker County

Type

Undeveloped Land, Commercial

Latitude / Longitude

30.5451904747 / -95.4950518797

Acreage

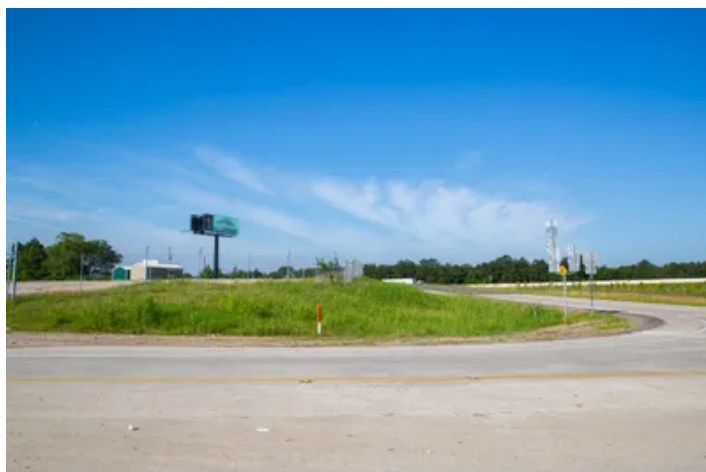
8.770

Price

\$3,820,212

Property Website

<https://homelandprop.com/property/8-acres-i-45-sh-150-walker-texas/72811/>



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PROPERTY DESCRIPTION

Commercial Hard Corner! Interstate 45 frontage road and SH 150. Newly constructed intersection/overpass. Sewer, water, 3-phase electricity available. Also, frontage on Colony Rd. Good elevation and slope for drainage. Driveway access is subject to use and TxDOT requirements. Excellent location/site for convenience store/fuel center/retail. An additional 4 acres adjoining the subject property can also be available.

Of note, the .45 ac. and .49 ac. parcels, hi-lighted in pink on the maps herein, are owned 1/2 undivided interest by the seller.

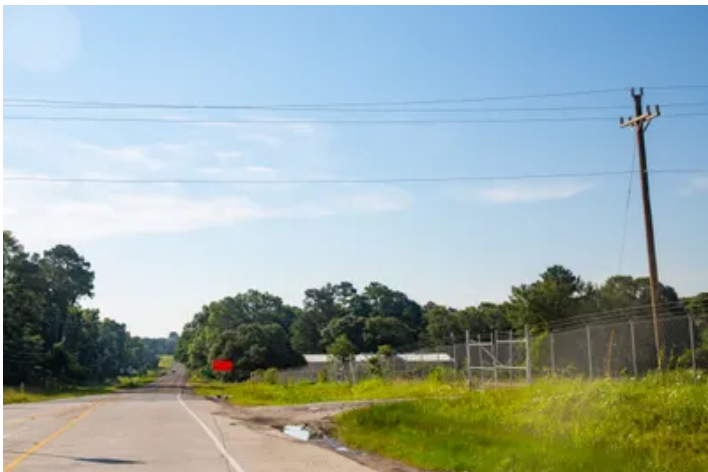
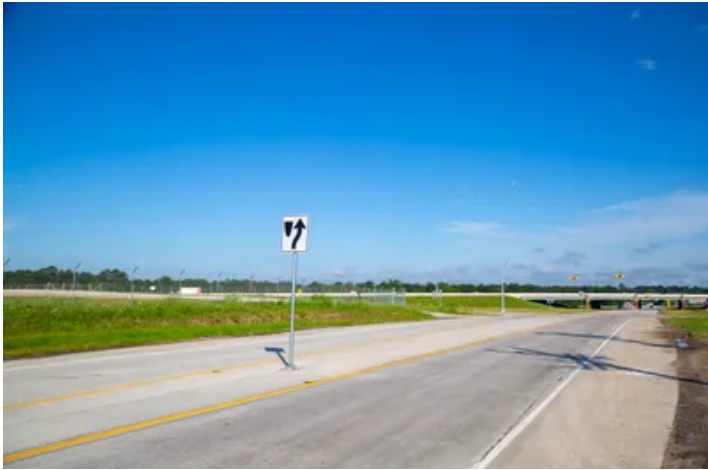
Any utility capacity and/or expansion questions should be addressed to the City of New Waverly.

Existing digital billboard and associated easement/permit, not included.



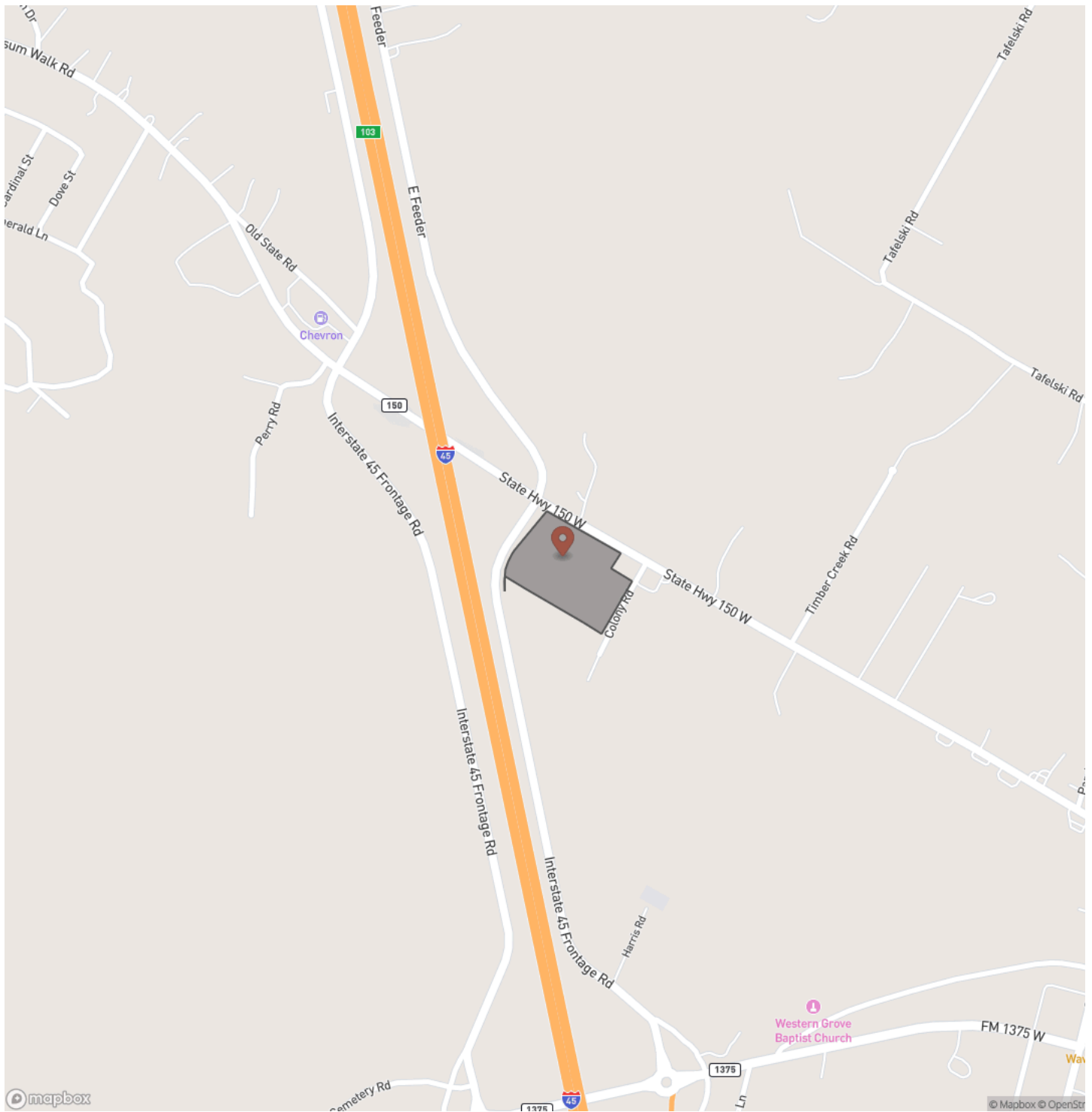
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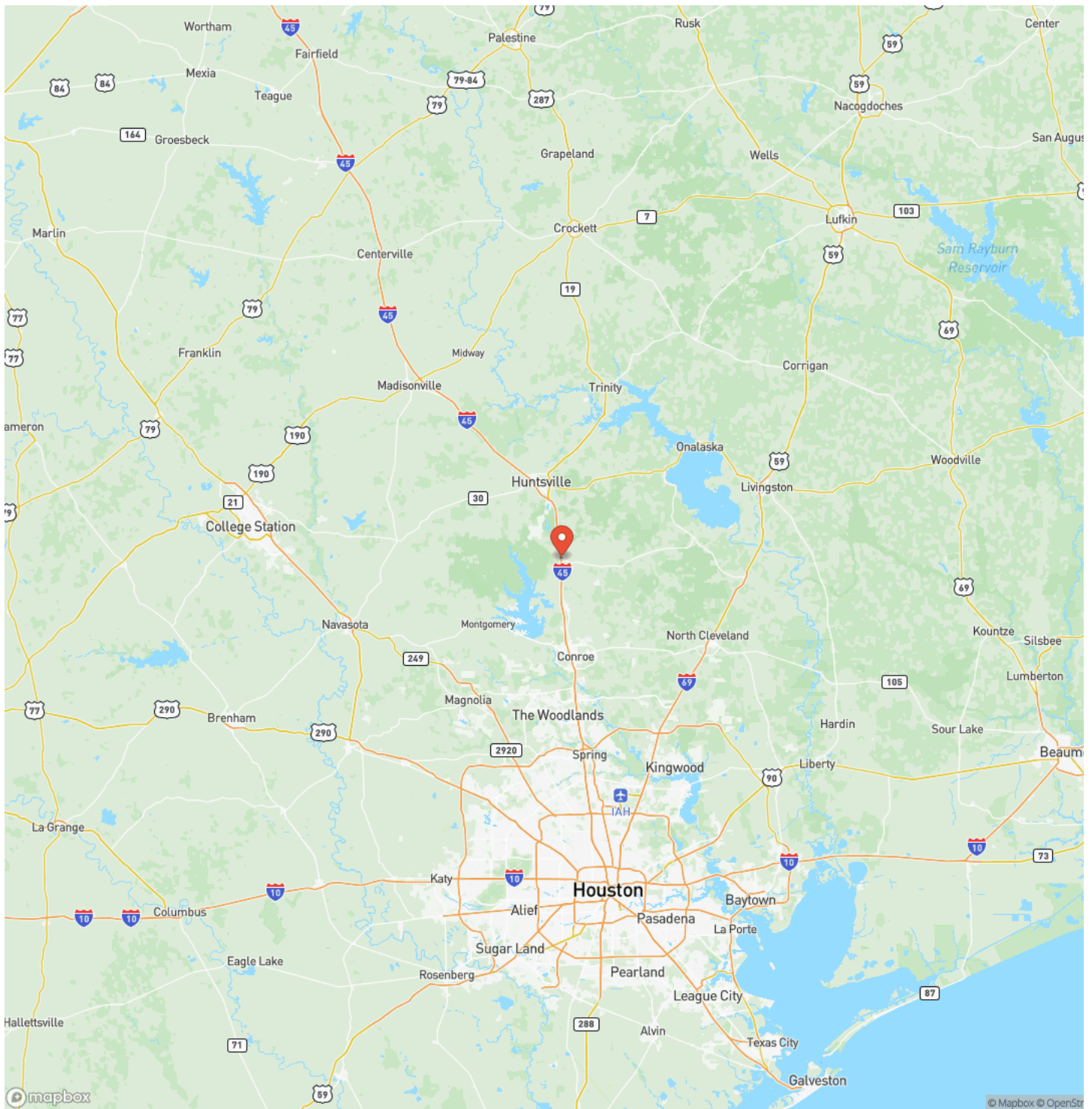
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Locator Map



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Locator Map



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Satellite Map



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

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