

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

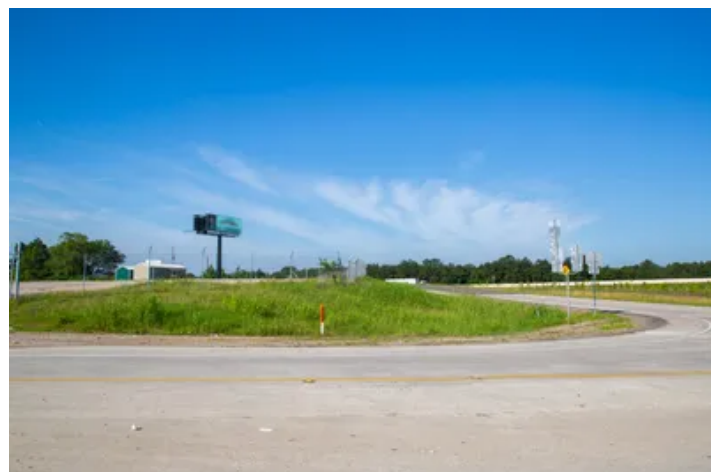
8.770

Price

\$3,820,212

Property Website

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



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.

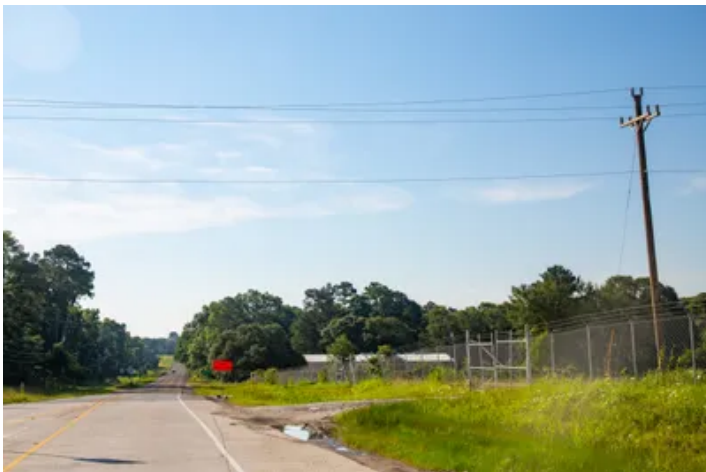
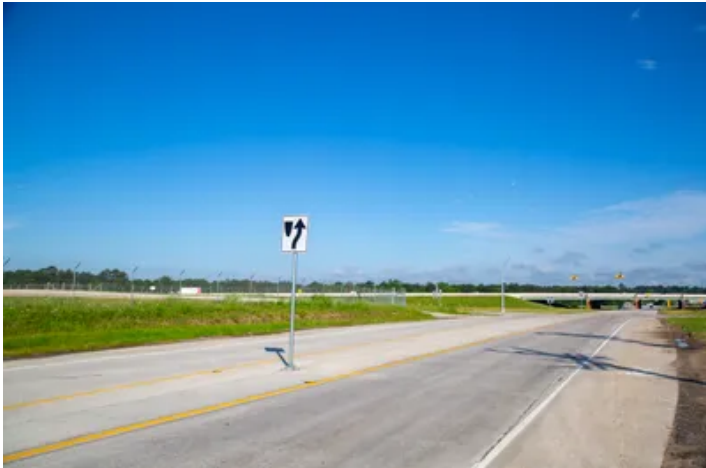
Existing digital billboard and associated easement/permit, not included.



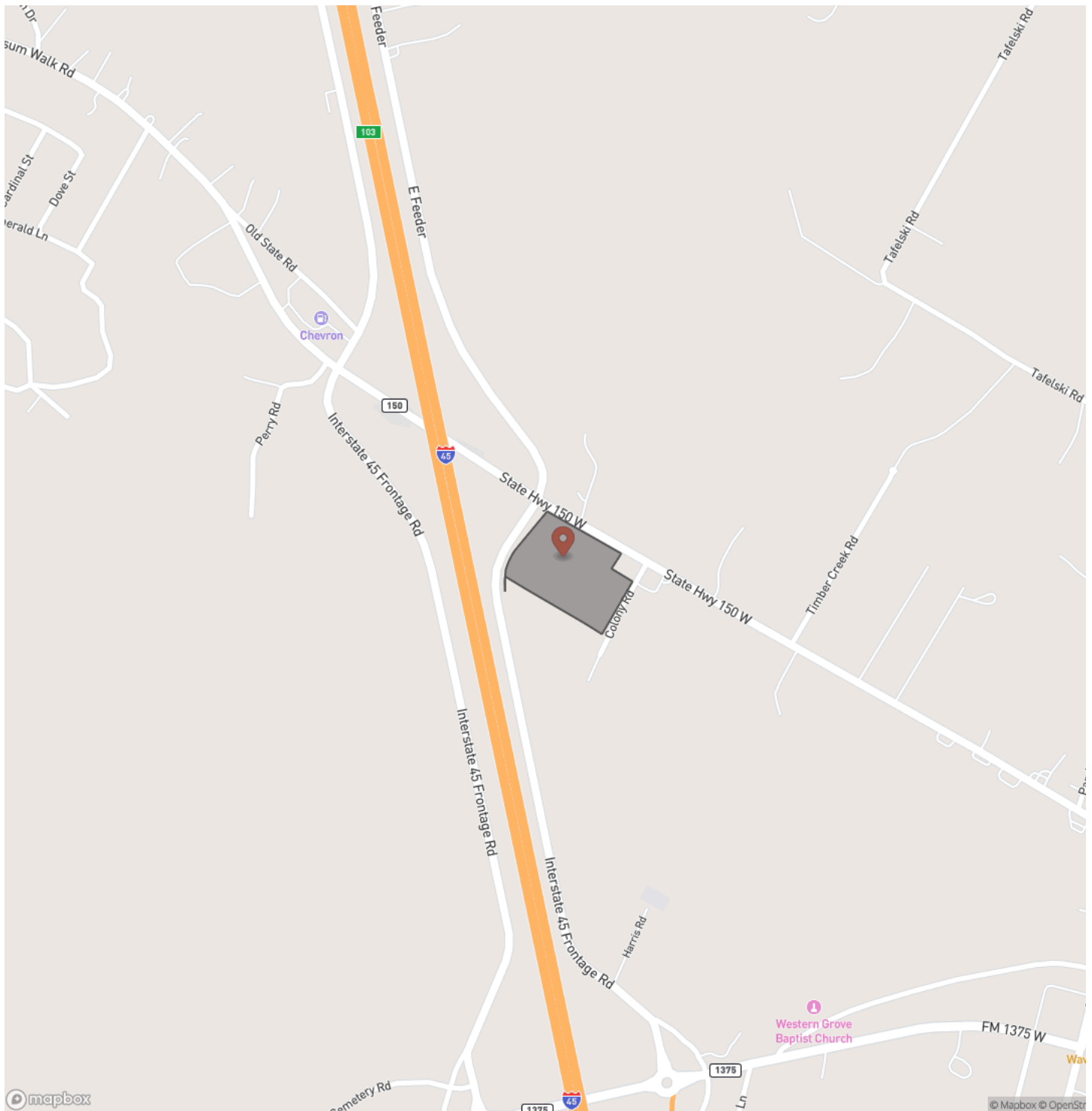
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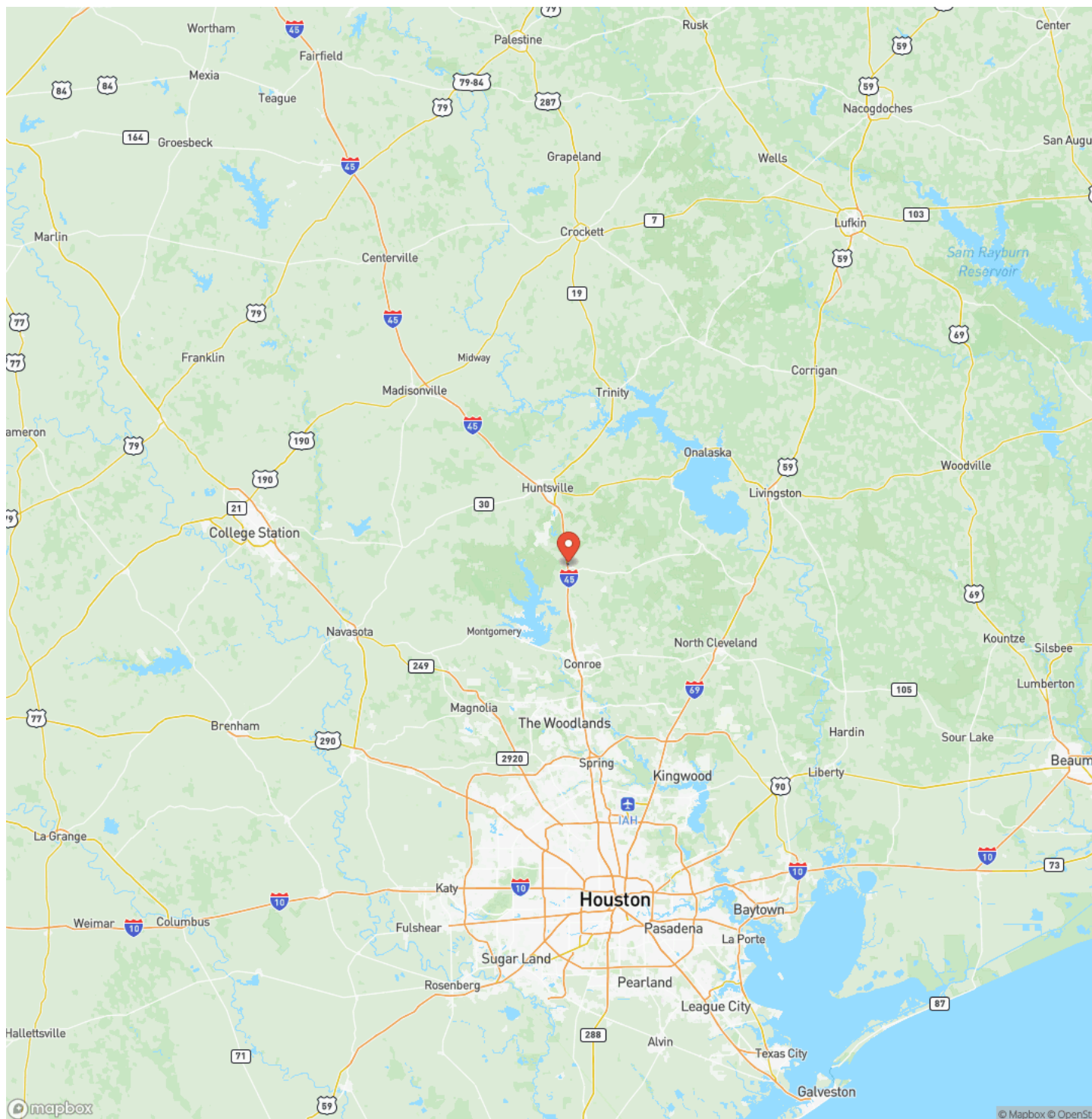
8 Acres | I-45 & SH 150
New Waverly, TX / Walker County



Locator Map



Locator Map



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

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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