

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

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



**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**

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**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.**

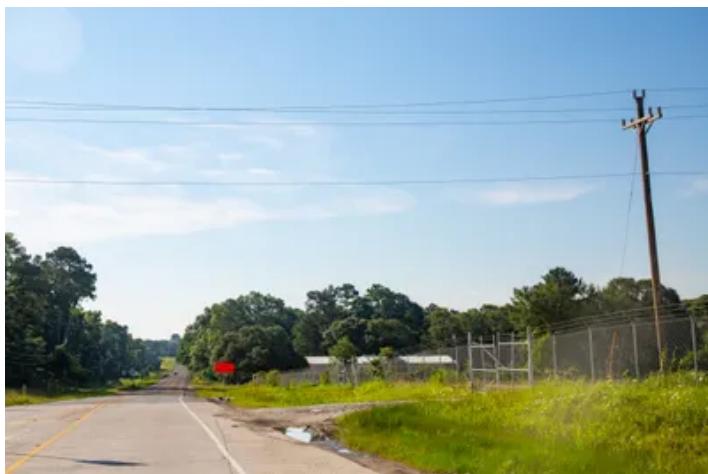
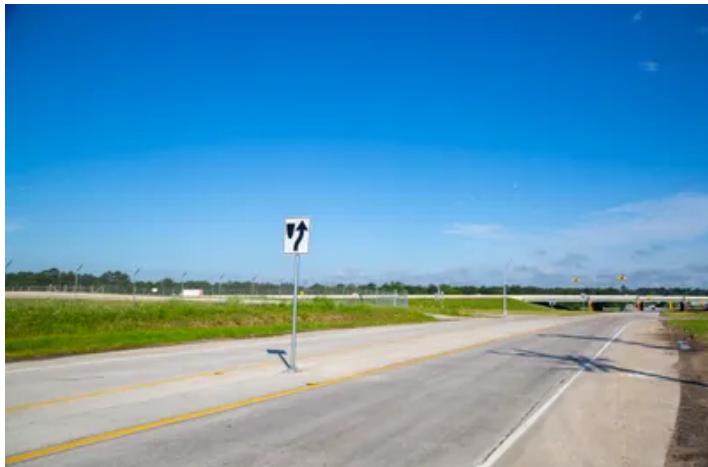
**Of note, the .45 ac. and .49 ac. parcels, hi-lighted in pink on the maps herein, are owned 1/2 undivided interest by the seller.**

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

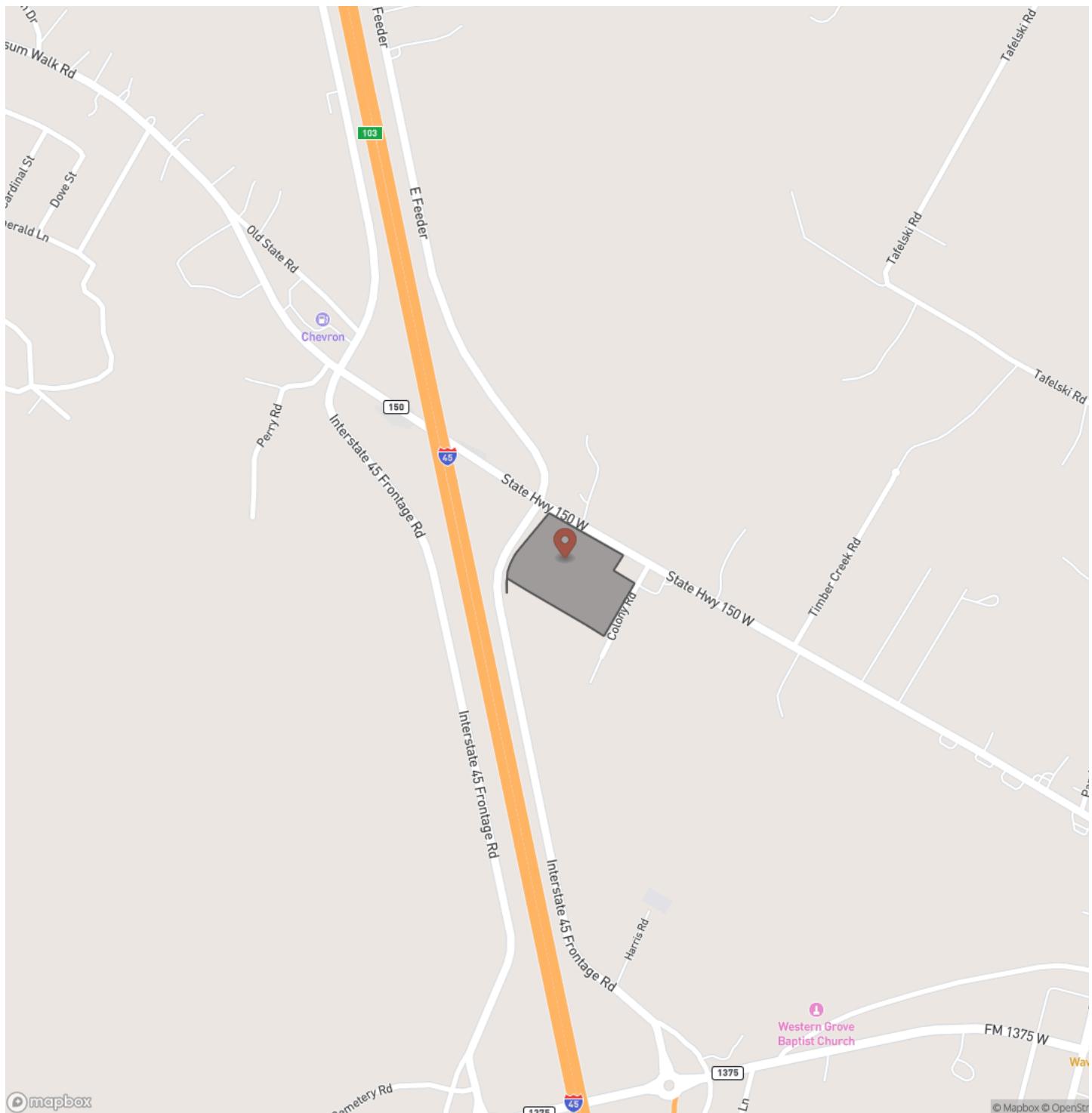
**Existing digital billboard and associated easement/permit, not included.**

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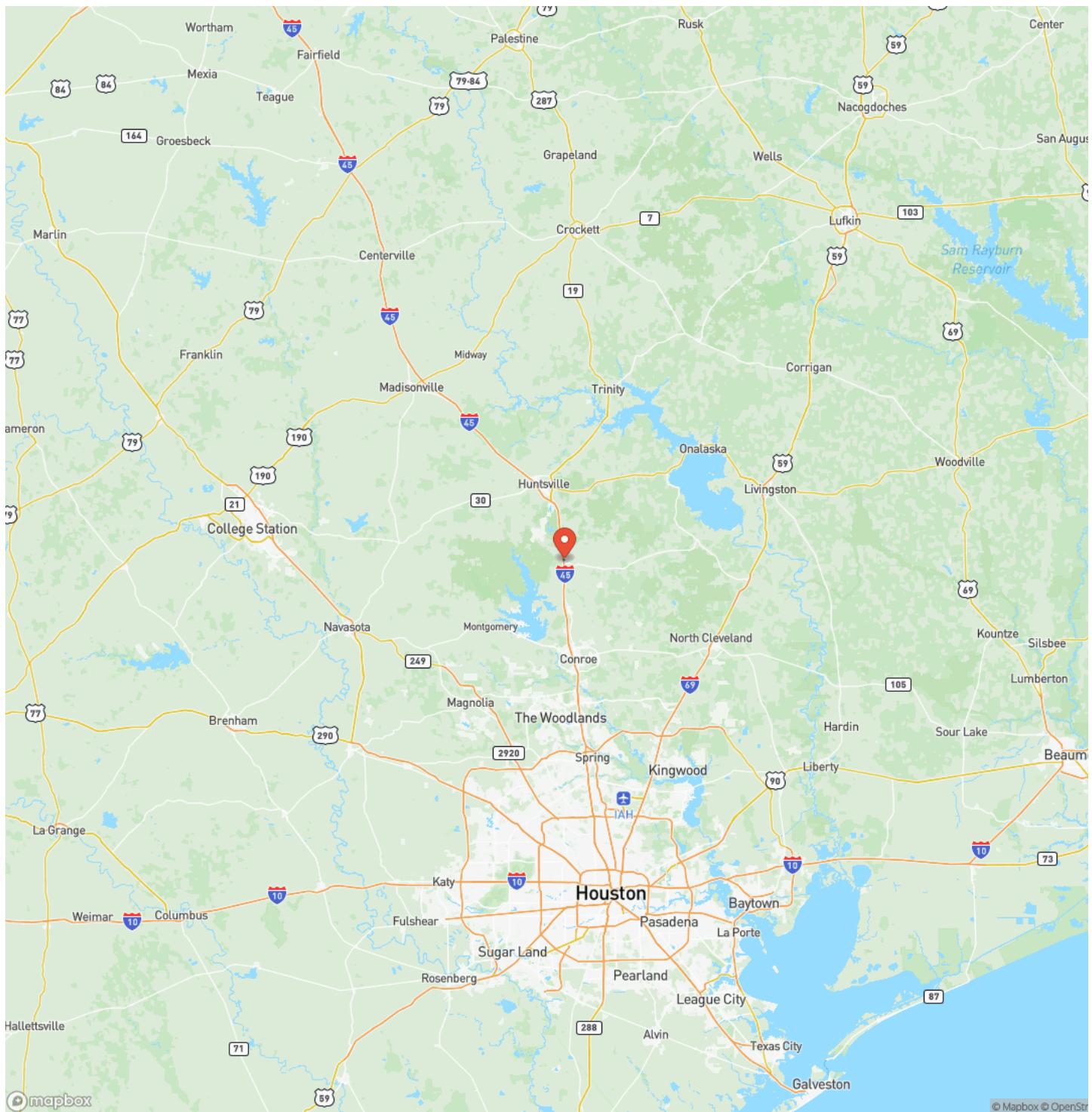
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## Locator Map



# 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](http://www.homelandprop.com)

## NOTES



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**Acreage, Survey & Easement Disclaimer:** HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**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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