



**9309 Highway 6 Loop South  
Navasota, TX**



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# Property Highlights

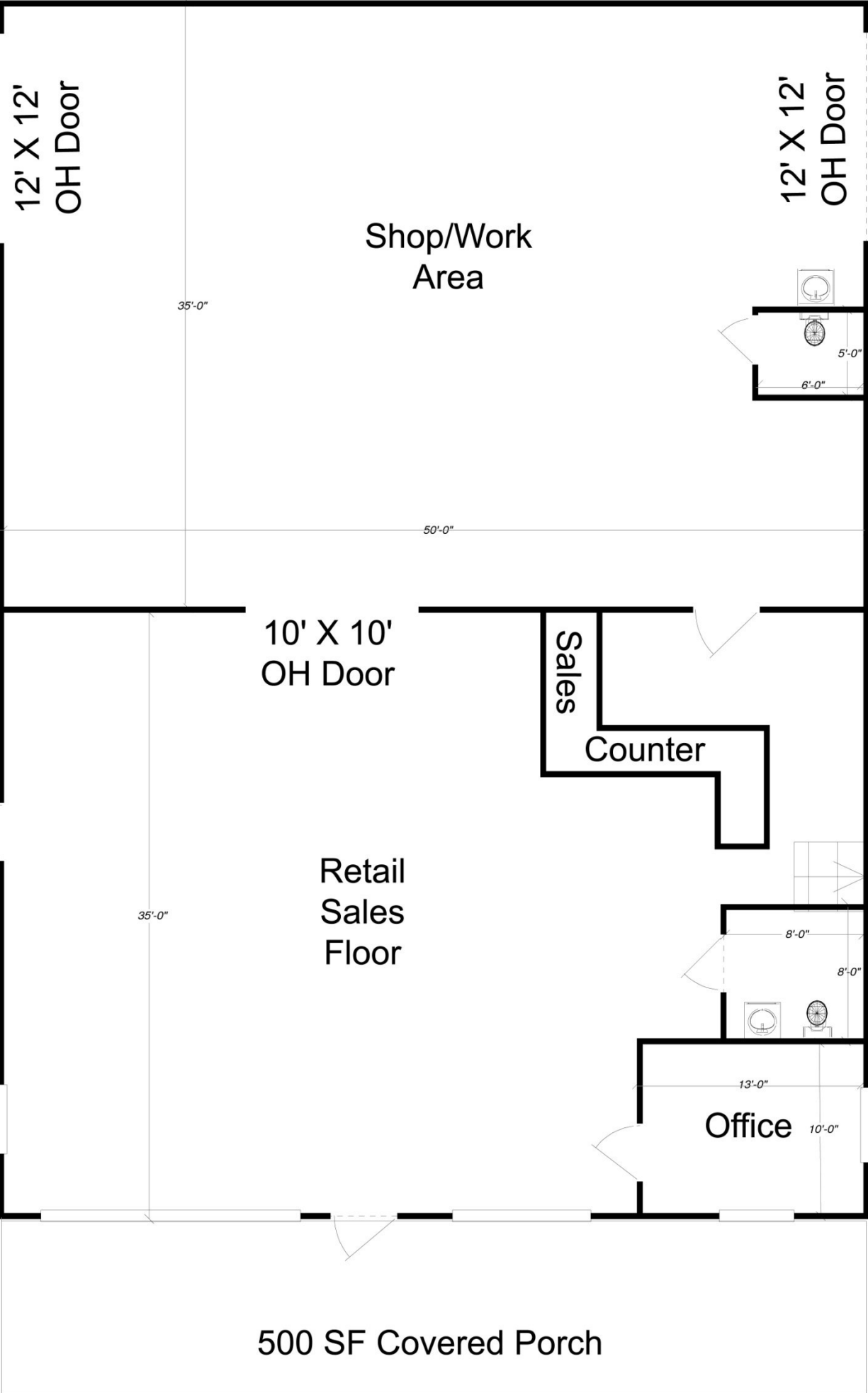
- MODERN 3,500 SF FREESTANDING RETAIL BUILDING ON 1.22 ACRES IN RAPIDLY DEVELOPING NAVASOTA.
- SUPERB ACCESS/VISIBILITY WITH APPROXIMATELY 200' OF FRONTAGE ALONG HWY 6 – THE MAIN CORRIDOR THROUGH TOWN!
- ATTRACTIVE BRICK SIDING AND OFFERS A LARGE RETAIL SALES FLOOR, ONE OFFICE, TWO RESTROOMS, CHECK-OUT COUNTER AREA, STORAGE AREA, AND WORKSHOP.
- HVAC SHOWROOM AND OFFICE
- REAR YARD AREA IS COMPLETELY FENCED WITH 2 CYCLONE GATES.
- 1.22 ACRES INCLUDES LAND AREA OUTSIDE OF FENCE
- INCLUDES 500 SF ATTACHED CANOPY WITH 3 LIGHTED BOX SIGNS – PROPERTY ADVERTISES ITSELF!

\$475,000



# Property Photos



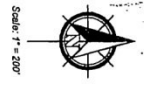


ALL MEASUREMENTS APPROXIMATE

# AERIAL



PLAT OF  
**DOVE CROSSING  
 SUBDIVISION**  
 SHOWING EXISTING ADDITIONS & REPLATS



NOTE:  
 All measurements shown herein were taken from the recorded subdivision plat of Dove Crossing & its additions.

Job #  
 2009-02-16-01  
 National Land Surveying, LLC  
 8052 FM 3930  
 Addison, Texas 77330  
 536-870-7100