



BUSINESS  
DEVELOPMENT

TEXAS

# 76.20 ACRES IN NAVASOTA INDUSTRIAL PARK

Navasota, Texas

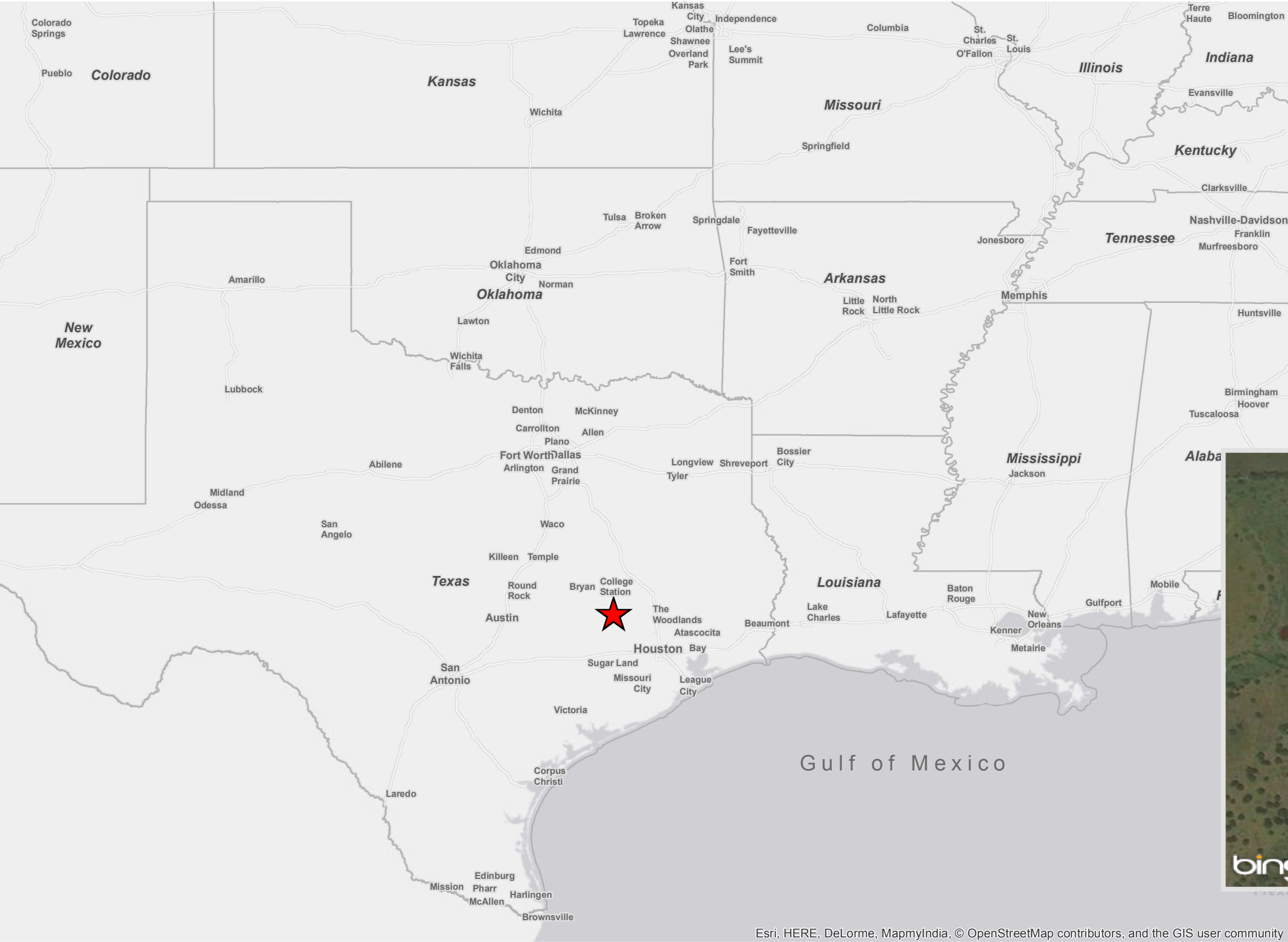
10055 Grogans Mill Road  
The Woodlands, TX 77380

Phone: 1-800-729-7483  
txed@entergy.com

[goentergy.com/Texas](http://goentergy.com/Texas)

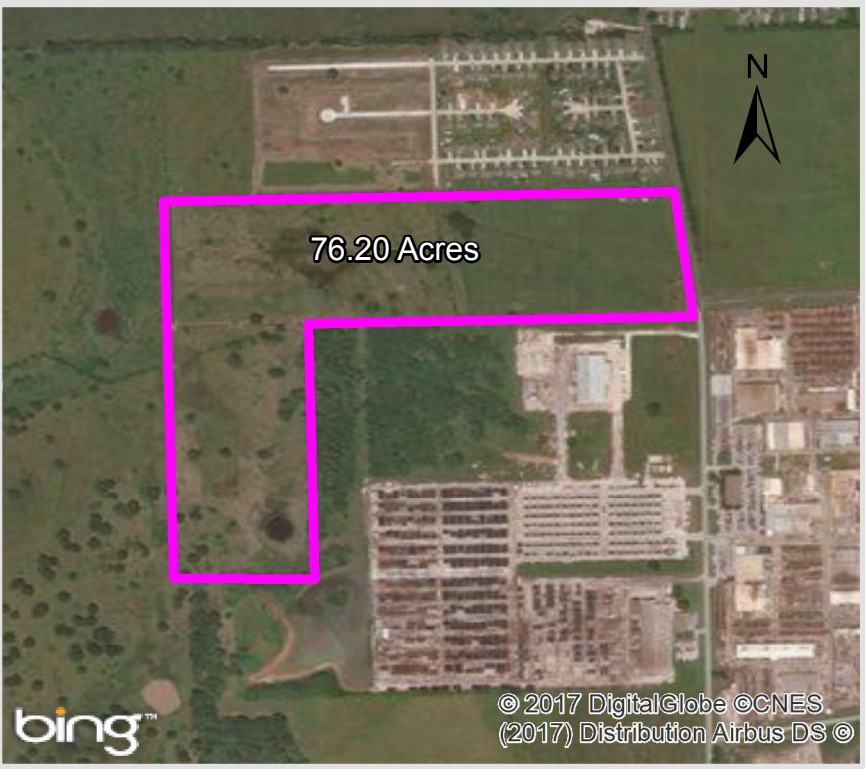
Coordinates: -96.092949, 30.372236

<http://bit.ly/2yPo0QS>



## Contents

- Aerial
- Transportation, Regional
- Transportation, Immediate Vicinity
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Electrical Infrastructure
- Pipeline Infrastructure



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TEXAS

## 76.20 Acres in Navasota Industrial Park

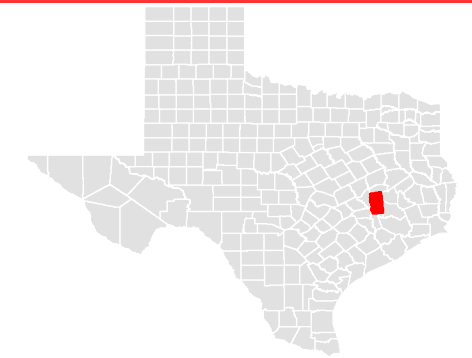
Transportation, Immediate Vicinity

10055 Grogans Mill Road  
The Woodlands, TX 77380

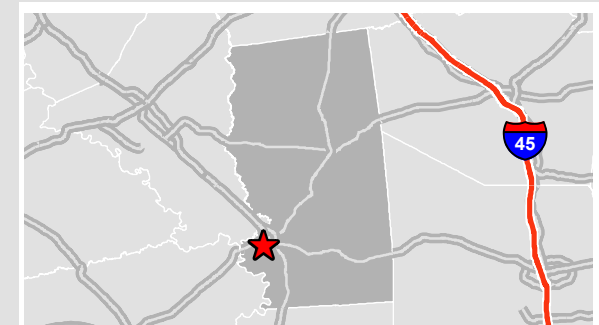
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### GRIMES COUNTY



### VICINITY



### LEGEND

- 76.20 Acres in Navasota Industrial Park
- Commercial & Public Airports
- Rail**
  - Burlington Northern & Sante Fe - BNSF
  - Union Pacific RR - UP
- State Highway
- Common name

### NOTE

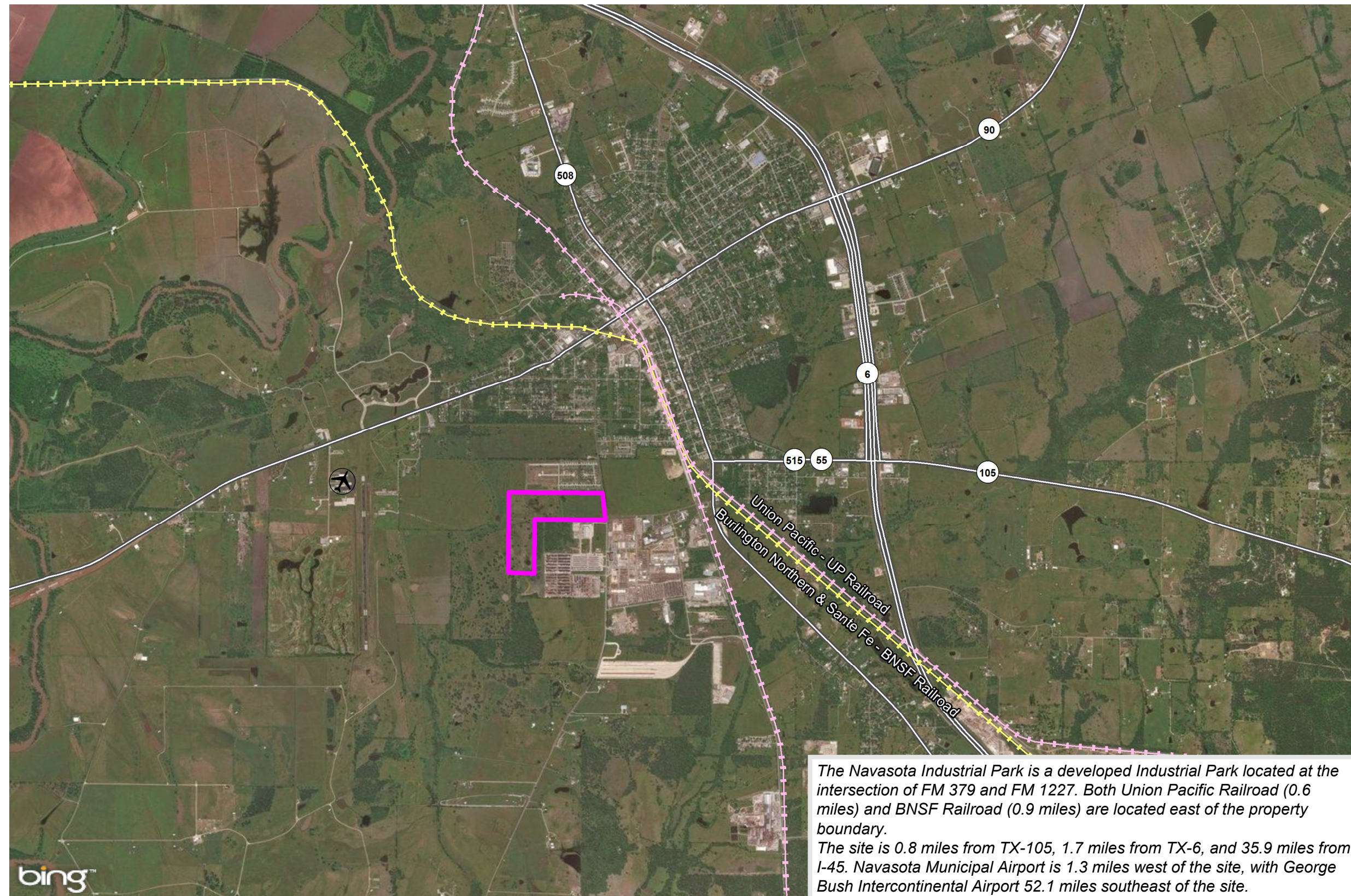
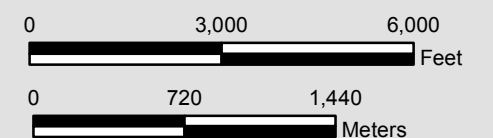
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### SOURCE

Source:  
--Census Tiger, 2014; Bureau of Transportation, 2014; Visual Examination of Regional Airport



Created by: RPG, DM  
Date: 10/2017



The Navasota Industrial Park is a developed Industrial Park located at the intersection of FM 379 and FM 1227. Both Union Pacific Railroad (0.6 miles) and BNSF Railroad (0.9 miles) are located east of the property boundary.

The site is 0.8 miles from TX-105, 1.7 miles from TX-6, and 35.9 miles from I-45. Navasota Municipal Airport is 1.3 miles west of the site, with George Bush Intercontinental Airport 52.1 miles southeast of the site.

bing





BUSINESS  
DEVELOPMENT

TEXAS

Navasota Industrial Park

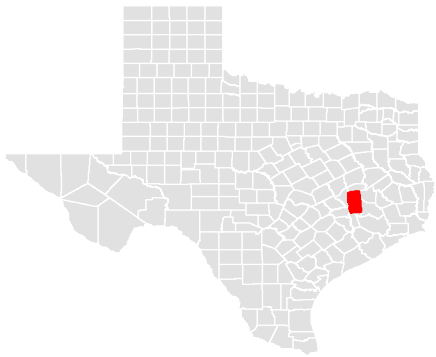
Topographic Map

10055 Grogans Mill Road  
The Woodlands, TX 77380

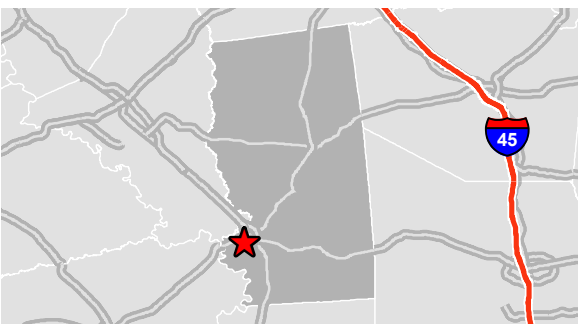
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GRIMES COUNTY



VICINITY



LEGEND

Property Boundary

NOTE

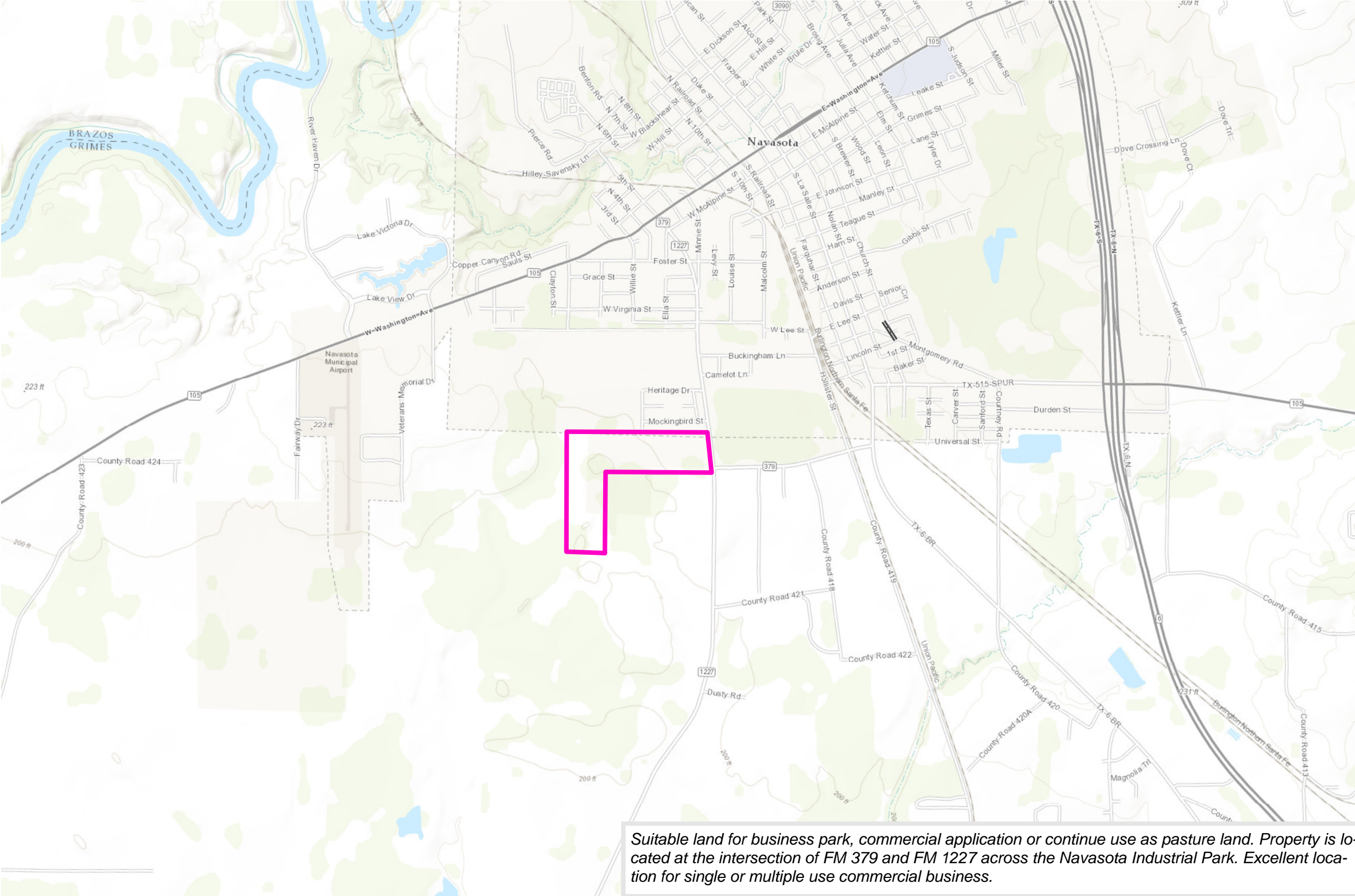
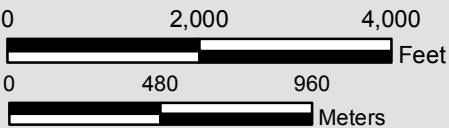
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SOURCE

Source:  
-- Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Created by: RPG  
Date: 10/2017





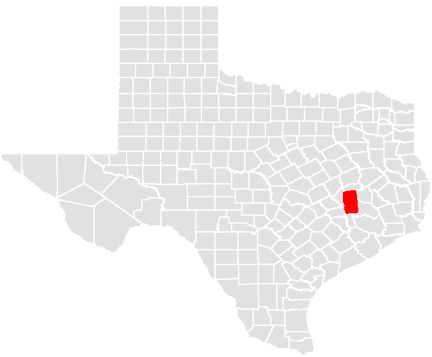


76.20 Acres in Navasota Industrial Park

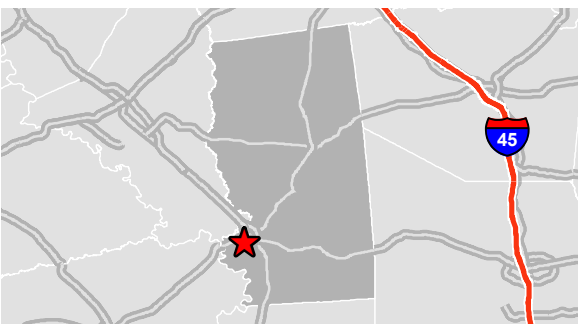
Elevation Contours

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GRIMES COUNTY



VICINITY



LEGEND

- Property Boundary
- Elevation Contours
  - 150-200 ft
  - 205-225 ft
  - 230-250 ft
  - 260-300 ft
  - 300-360 ft
  - 370-400 ft

NOTE

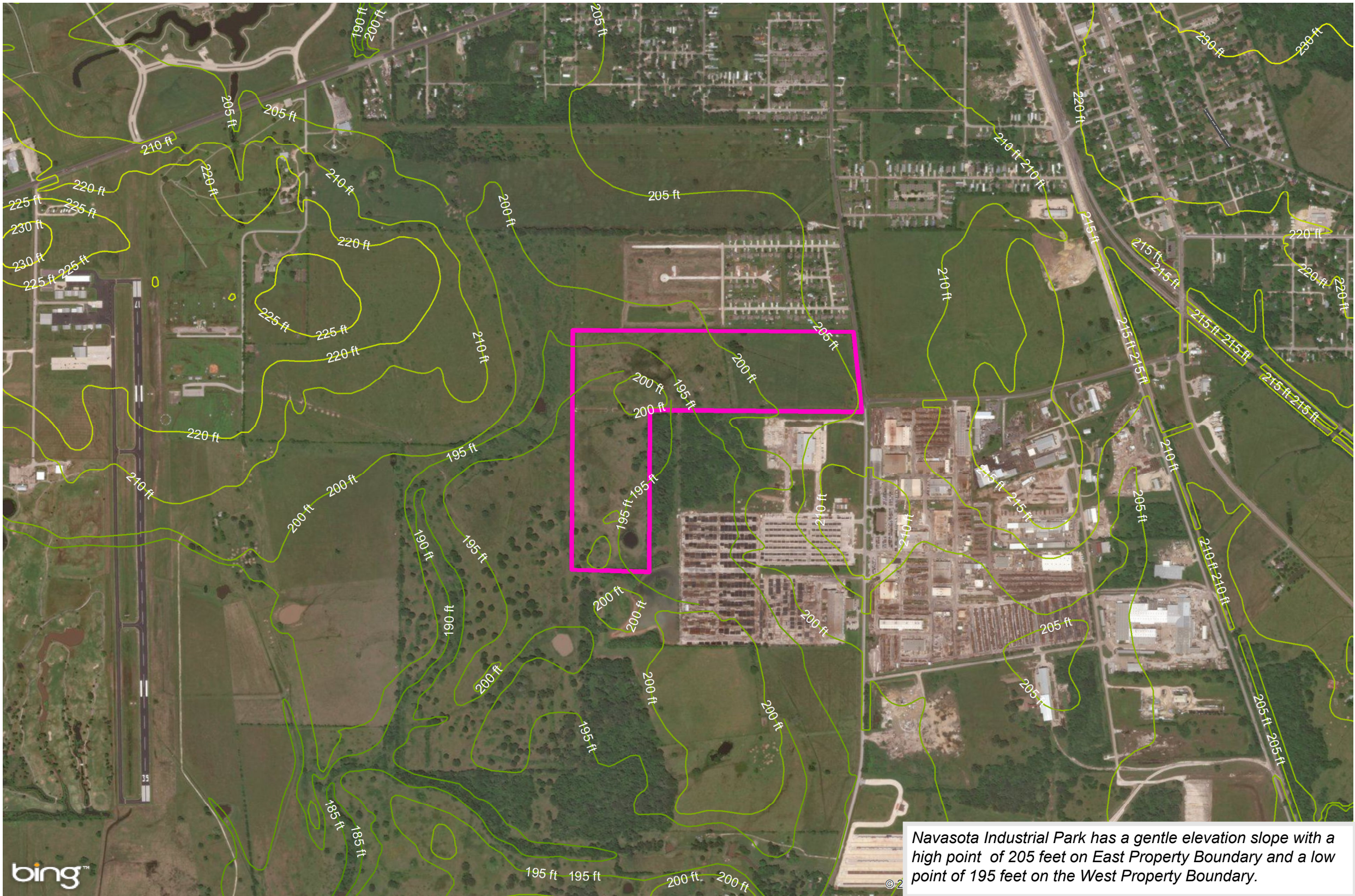
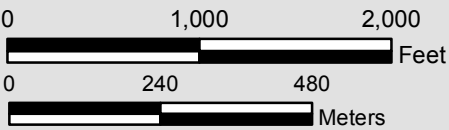
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SOURCE

Source:  
-- Texas Natural Resources Information System, StratMapHypsography  
(elevation contours) Digital Line Graph (DLG-3) data, download date: 7/2017



Created by: RPG  
Date: 10/2017



Navasota Industrial Park has a gentle elevation slope with a high point of 205 feet on East Property Boundary and a low point of 195 feet on the West Property Boundary.



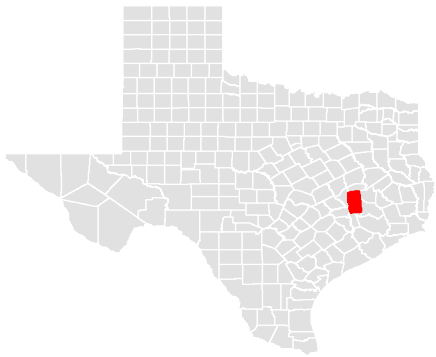


76.20 Acres in Navasota Industrial Park

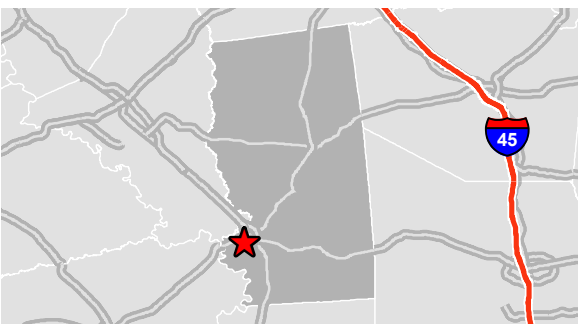
FEMA Flood Hazard

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GRIMES COUNTY



VICINITY



LEGEND

- Property Boundary
- Flood Zone
  - A,
  - AE,
  - AE, Floodway
  - X
  - X, Area of Minimal Flood Hazard
- Base Flood Elevation

NOTE

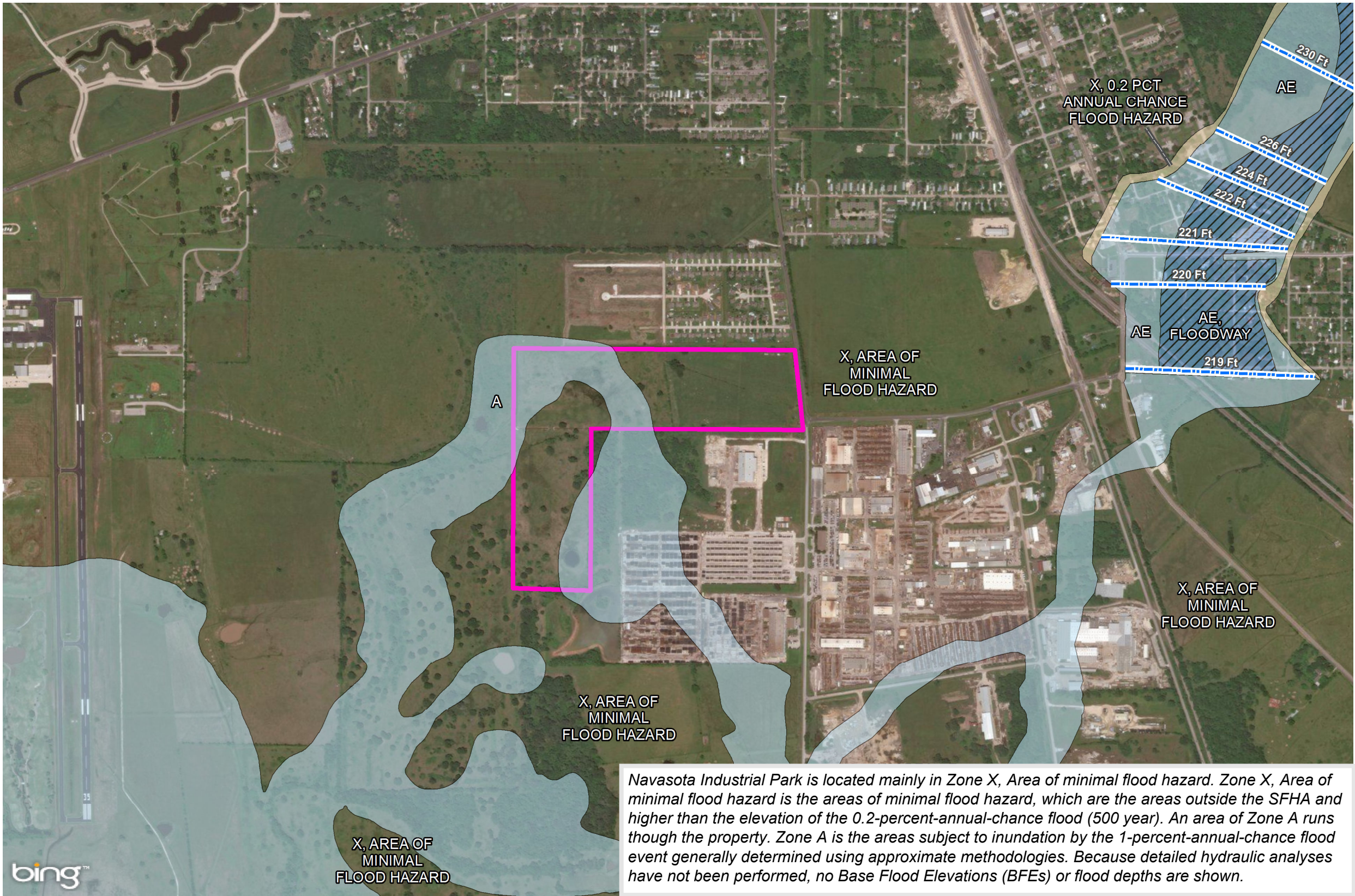
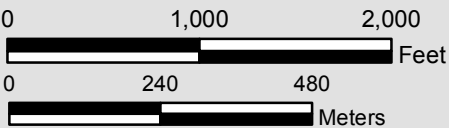
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SOURCE

Source:  
-- National Flood Hazard Layer on [hazards.fema.gov](http://hazards.fema.gov)



Created by: RPG  
Date: 10/2017



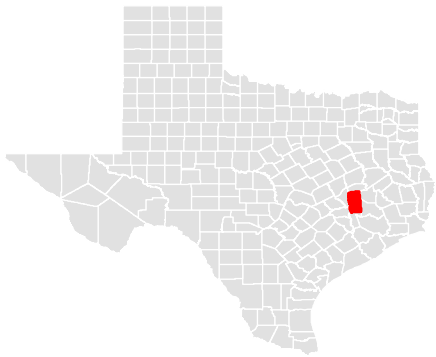




76.20 Acres in Navasota Industrial Park  
National Wetland Inventory

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Grimes County



VICINITY



LEGEND

- Property Boundary
- Wetland Type
  - Freshwater Pond
  - Riverine

NOTE

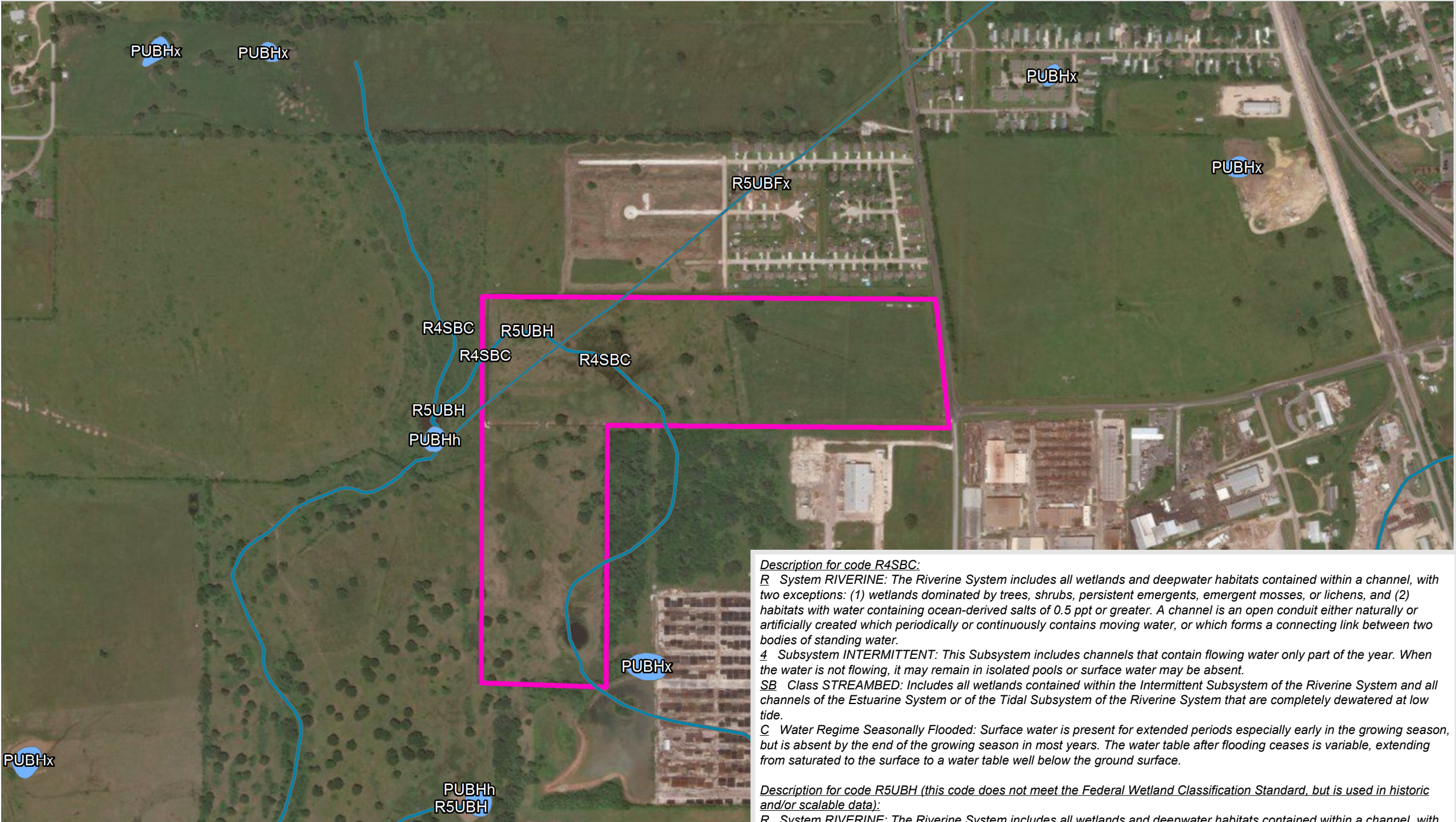
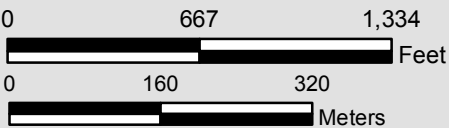
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SOURCE

Source:  
— National Wetland Inventory, Download 10/2017



Created by: RPG  
Date: 10/2017



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

Description for code R4SBC:  
**R** System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.  
**4** Subsystem INTERMITTENT: This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.  
**SB** Class STREAMBED: Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.  
**C** Water Regime Seasonally Flooded: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Description for code R5UBH (this code does not meet the Federal Wetland Classification Standard, but is used in historic and/or scalable data):  
**R** System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.  
**5** Subsystem UNKNOWN PERENNIAL: This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.  
**UB** Class UNCONSOLIDATED BOTTOM: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.  
**H** Water Regime Permanently Flooded: Water covers the substrate throughout the year in all years.



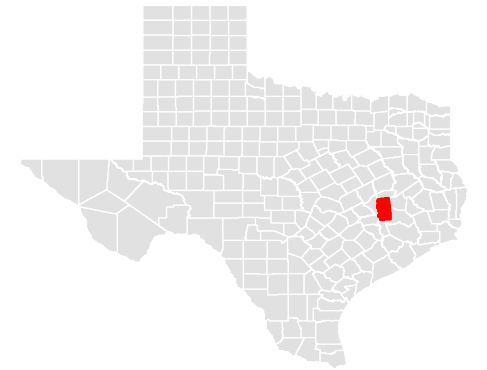
## 76.20 Acres in Navasota Industrial Park

Entergy's Electrical Infrastructure

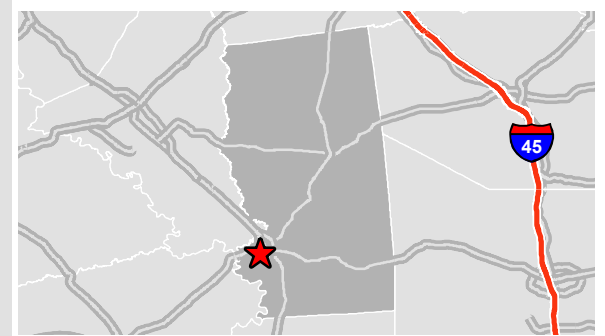
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**GRIMES COUNTY**



**VICINITY**



**LEGEND**

-  Property Boundary
- Transmission Lines**
  -  138 kV
  -  69 kV
- Distribution**
  - Primary Conductor (Phase, Voltage)
    -  Single Phase, 34.5 kV
    -  Two Phase, 34.5 kV
    -  Three Phase, 34.5 kV

Secondary conductors and primary underground conductors are not shown.  
Does not include customer owned substations.

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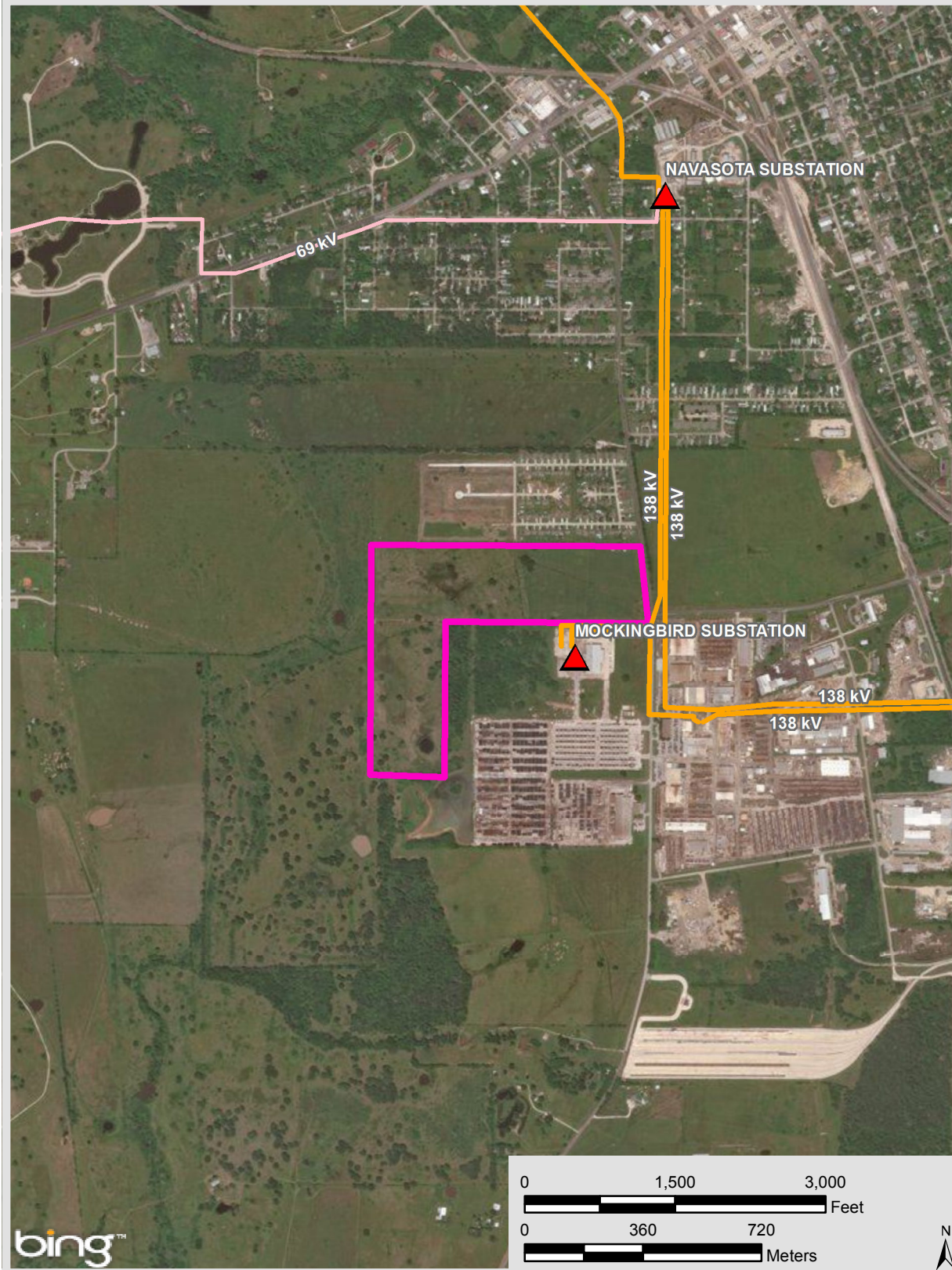
**SOURCE**

Service Layer Credits: © 2017 DigitalGlobe ©CNES (2017) Distribution  
Airbus DS © 2017 Microsoft Corporation

Source: Entergy-Transmission Lines, 2016;  
Substations, 2014; Distribution, 2017

Created by: RPG  
Date: 10/2017

**TRANSMISSION**



**DISTRIBUTION**



Electric line locations are for illustrative purposes only and may not depict the actual physical location.





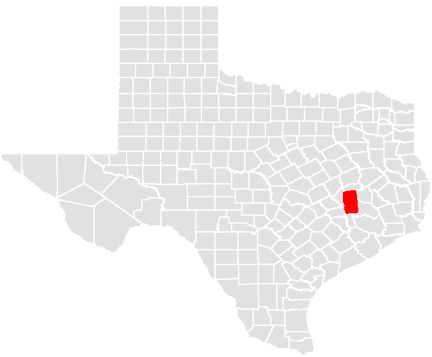
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TEXAS

76.20 Acres in Navasota Industrial Park

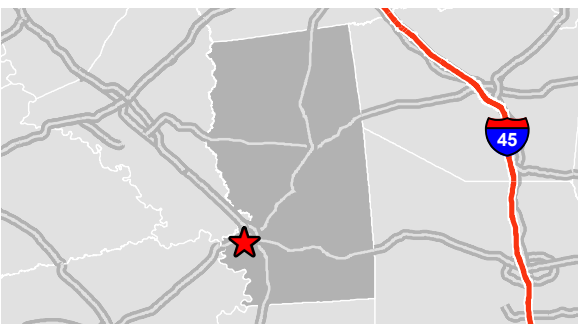
Pipeline Infrastructure

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GRIMES COUNTY



VICINITY



LEGEND

- Property Boundary
- COMMODITY
  - Natural Gas
  - Refined Products

NOTE

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SOURCE

Source:  
-- 2016 Pennwell MAPSearch Pipeline Data



Created by: RPG  
Date: 10/2017

