



## Established Residential Community Redevelopment Opportunity

### Property Description:

- 1,701 approved homesites available
- 246 acres to be developed

### Services:

- Combination of Municipal Utility District & on site services required

### Owner:

- JVC Enterprise LLC

### Taxes (annual):

- Municipal Utility District - \$24,000
- Grimes County - \$52,000

### Home Owners Association (HOA)

#### Annual Fees Collected:

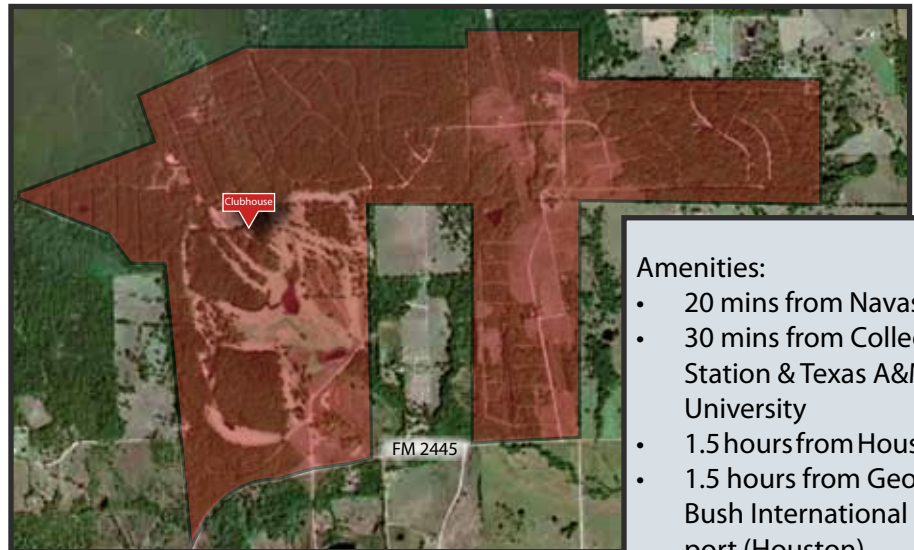
- \$60/year/lot

### School District:

- John C. Webb Elementary
- High Point Elementary
- Navasota Intermediate School
- Navasota Junior High School
- Navasota High School

Bluebonnet Country is an established residential community purchase opportunity. Bluebonnet is a private community consisting of 1,701 available approved homesites featuring a mix of styles and sizes including single family, townhome, multi-unit, cottage, country estate lots and designated recreational vehicle lots. The site of the former Bluebonnet Country Golf Course encompassing 246 acres is currently being replatted to provide a yet to be determined number of lots ranging from 2-10 acre country estate lots.

Located in Navasota Texas, this established destination community is conveniently located 64 miles (103 km) from Houston via the TX-105 and the I-45. Current growth pressures in the Houston area point to growth in Navasota. Bluebonnet Country is poised to take advantage of growth.



### Amenities:

- 20 mins from Navasota
- 30 mins from College Station & Texas A&M University
- 1.5 hours from Houston
- 1.5 hours from George Bush International Airport (Houston)
- 40 mins from the I-45
- Hospitals located in Navasota and nearby Houston

### Armco Capital Inc.

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**A** **Houston Airport Marriott at George Bush Intercontinental**  
18700 John F Kennedy Blvd, Houston, TX 77066, United States


1. Head north on John F Kennedy Blvd toward N Terminal Rd


2. Continue onto N Terminal Rd

 3. Turn left onto John F Kennedy Blvd  
About 4 mins

 4. Slight right onto Hardy Toll Rd  
Toll road  
About 3 mins


 5. Keep right at the fork, follow signs for Woodlands/I-45 and merge onto Hardy Toll Rd  
Toll road  
About 11 mins


 6. Merge onto I-45 N  
About 12 mins

 7. Take exit 87A toward FM 2854/Texas 105/Conroe

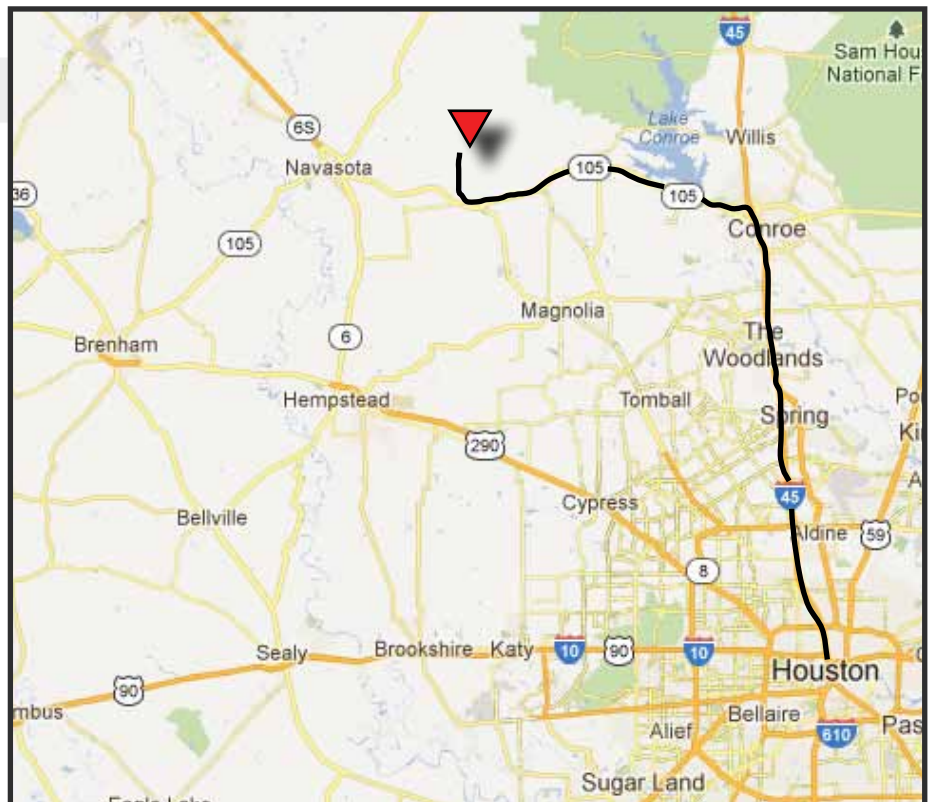
8. Merge onto Interstate 45 Frontage Rd  
About 2 mins

 9. Turn left onto State Hwy 105 W/W Davis St  
Continue to follow State Hwy 105 W  
About 35 mins

 10. Turn right onto Farm-To-Market Rd 2445  
About 5 mins

 11. Turn left onto Old Bridge Rd  
About 53 secs

**B** Old Bridge Rd, Navasota, TX 77868, USA



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