

19267 HIGHWAY 30



170' of Hwy 30 frontage in growing Grimes County - this 1.65-acre tract offers prime visibility between Huntsville and Bryan-College Station. Located in unincorporated Shiro with no restrictions, this property offers endless potential for multiple uses. Near proposed I-14 corridor and high-speed rail alignment. Annual Average Daily traffic count of 6,054 offers immediate exposure for signage, vending, or business use. Utilities nearby. Rare opportunity to own land along a major artery with growth potential.



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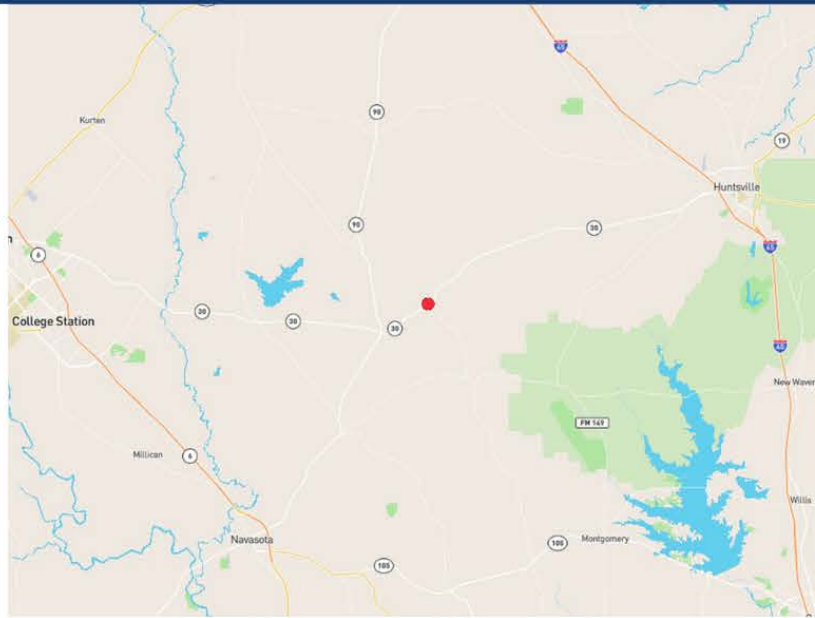
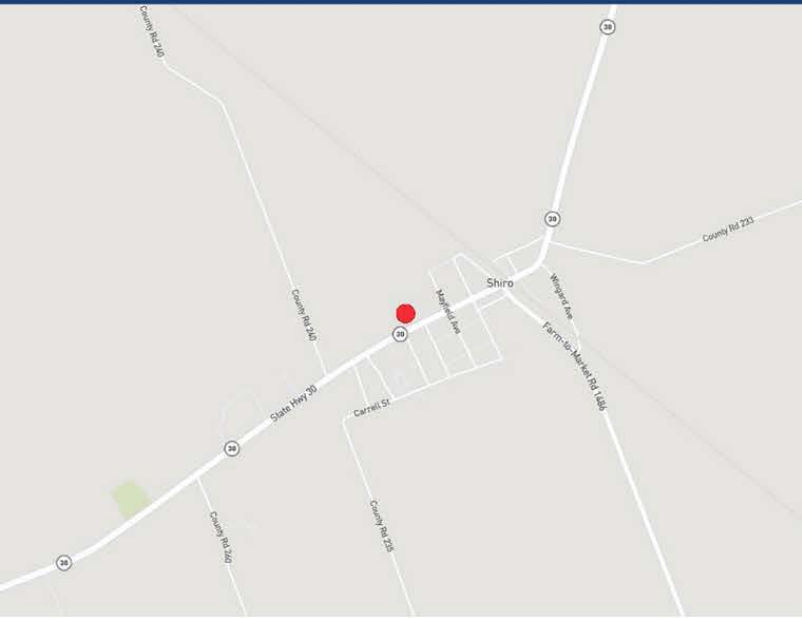


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SHIRO, TEXAS

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Directions: From Hwy 6 in College Station - Eastbound on Hwy 30 for 29 miles, property on left. From I-45 in Huntsville - Westbound on Hwy 30 for 23 miles, property on right.



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