

NOTES: 500 S PINE LAKE RD, MONTGOMERY TX 77316 MLS# 52018847

10.019 ac has 230 ft fronting Pine Lake Rd. Gate is closed. Call for appt. High ground and slightly rolling. The high point is 80 feet higher than Lake Conroe. No flooding. 10 wooded acres are very close to Hwy 105, Lake Conroe and the best lake amenities near April Sound.

Approx 1500 feet to Hwy 105, the lake and a full Marina. It's in Conroe city limits. Has water well, septic and 3 phase elec. The 2000 sq ft Barndominium is a Morgan bldg with 1 br approx 840 sq ft apartment and the 3 stall garage is approx 1160 sq ft. Metal exterior. Window unit. Wood burning stove. Fenced 3 sides. Unrestricted land. No zoning.

Next to the new Pine Lake Cove Subdiv. Pine Lake Cove is in Municipal Utility District 138. This area of South Pine Lake Rd will develop as Commercial frontage.

The developer owns the land across the fence behind and beside 10 ac. This is positioned to have access to MUD 138 water and sewer by requesting annexation by the MUD per the City of Conroe. Adjacent property is in MUD 138. The new subdivision under construction next door is bringing Central Water and Sewer just across the fence.

Best uses for the property is Development, Commercial, Industrial or a High End Residence or a combination of all the above.

Looking for acreage close to Lake Conroe and Hwy 105? This is it.

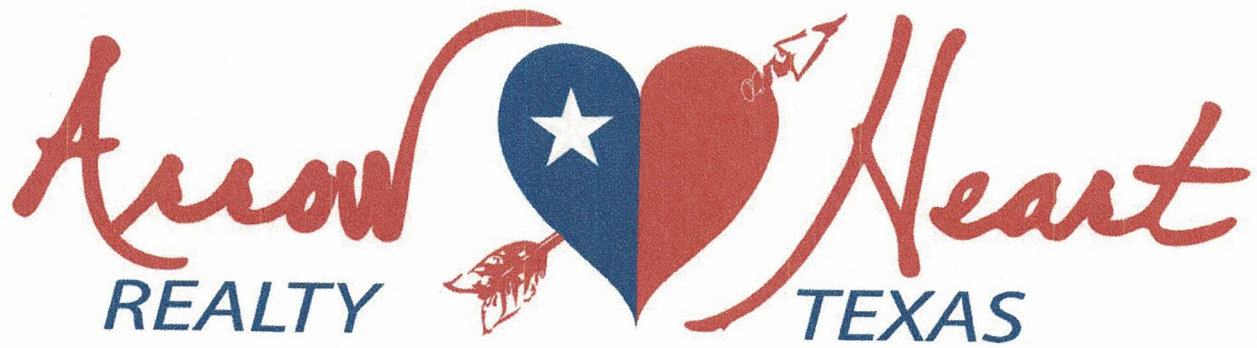
BUY IT BEFORE THE DEVELOPER NEXT DOOR DOES.

Contact Broker. 9365201420 or Charles@arrowheartrealty.com

Charles Horton, Broker

Arrow Heart Realty Texas

www.arrowheartrealty.com



10 Acres Unrestricted with Morgan building.

500 S Pine Lake Rd Montgomery TX (city of Conroe)

Asking \$1,750,000. MLS # 52018847

Prime for development of High End Residential, Commercial, Industrial.

Land to the north and west has been purchased for development.

Next door is new Pine Lake Cove Subdiv. Pine Lake Cove is in MUD 138. This land is positioned to soon have access to MUD Water and Sewer by requesting annexation into the MUD. Best uses for the property is Development, Commercial, Industrial or a High-End Residence or a combination of all the above. Has a 1 br apt, barn, well, septic, 3 phase elec. Looking for acreage close to Lake Conroe and Hwy 105? This is it.

Contact Broker. BUY IT BEFORE THE DEVELOPER NEXT DOOR DOES.

Do Not enter the land unaccompanied or without an appointment.

Charles Horton, Broker. Arrow Heart Realty Texas TREC Lic 253875

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