



WATERFRONT LOT

32102 FULBROOK COMMONS
FULSHEAR TX 77441

1.3913 ACRES

60,607 SQFT

MLS# 58704848

LOT FEATURES

- 1.3913 acres / 60,607 sq ft
- Backs to Pecan Lake — waterfront
- Cleared, fully fenced & treed lot
- Native oak & pecan trees
- Located across from Martinville Birdhouse Reserve
- NOT in a flood zone — never flooded
- Wide open spaces

COMMUNITY

- Fulbrook master-planned community
- Includes clubhouse, common grounds & recreational facilities, boat ramp and dock
- Premier acreage neighborhood
- Easy access via Westpark Toll Road
- Deed restrictions apply
- 7.5 miles of nature trails

A rare opportunity to own over an acre of prime waterfront land in Fulbrook — one of Houston's most sought-after master-planned communities. This 1.3913-acre lot backs to Pecan Lake and offers the perfect canvas to build your custom dream home surrounded by nature, with 7.5 miles of trails and wide open spaces right outside your door.

Enjoy easy access to the city via the newly extended Westpark Toll Road without sacrificing space, privacy, or solitude. The adjacent property with custom home is also available — purchase the lot separately or as a package deal for nearly 3 acres total on the water.

Low taxes, no MUD, and top-rated Fulshear ISD schools make this one of the best land opportunities in the area.

SCHOOLS — RATED EXCELLENT

- Elementary: Fletcher Morgan
- Middle: Dean Leaman Jr. High
- High: Fulshear High School

FINANCIAL

- List Price: \$685,000
- HOA: \$1,750/annually
- No MUD/ Low Taxes 1.66% Tax Rate
- Fulshear ETJ
- \$830 Mowing fee
- Ask agent about approved builders




PRIME
PROPERTIES

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