



For Sale on Market

\$284,500

Call 7133771022 Today!

000 MARSHALL - TRACT B LN, CHAPPELL HILL, TX 77426

5.00 acres just outside desirable Chappell Hill on the Houston side, offering a great balance of country living with convenient access to town. This scenic tract includes access to two bass-stocked shared ponds, ideal for recreation and agricultural use, including 4-H and FFA projects. The property features a loafing shed with pens and a chute, along with pond access for animals, and offers multiple potential homesites. Light restrictions help protect property values while allowing flexibility for a primary residence, weekend retreat, or investment use. Mobile homes built after 2015 are permitted. Deed restrictions allow for up to two single-family residences, including one mobile home. Located approximately 10 minutes from Brenham's shopping, dining, schools, and businesses, with easy access to Hwy 290 and the Grand Parkway (99), approximately 30 minutes away. Small acreage with water access in this area is rare—don't miss this opportunity.

GENERAL DESCRIPTION

Subdivision: Other
Property Type: Lots
Lotsize: 217,800 / Survey
MLS# / Area: 31292987 / 58



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

Listing Broker
Keller Williams Realty Brazos Valley
office

000 Marshall - Tract B Ln, Chappell Hill, TX 77426
Visit <https://www.har.com/31292987> for more information