

For Sale on Market

**\$310,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** Republic Grand Ranch

**Property Type:** Lots

**Lotsize:** 131,987 / Appraisal District

**Maintenance Fee:** \$495 / Annually

**Market Area:** Willis Area

**MLS# / Area:** 15984739 / 19

## LOTS

Peaceful & Private 3-Acres in Republic Grand Ranch! Discover serene country living just minutes from The Woodlands and Conroe. This beautifully wooded homesite is perfectly positioned on the outskirts of Willis with no back neighbors, no drainage easements, and no pipeline restrictions—giving you full freedom to build your dream home. The lot features a wide frontage for added privacy from neighboring properties and is ready with paved roads, water, underground power, and fiber-optic internet. Backs to a reserve so you never have neighbors behind. Enjoy the luxury of space and nature with rolling hills, mature trees, and access to trails for hiking, biking, and horseback riding. The community also includes an 8-acre fishing lake, plenty of greenspace, and low property taxes with no MUD tax. Conveniently close to top-rated schools, shopping, dining, hospitals, and entertainment—this is the perfect blend of country charm and city convenience. You don't have to wait to build!



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
RE/MAX Integrity

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Visit <https://www.har.com/15984739> for more information