



Under Contract - Pending on Market

**\$35,000**

Call 7133771022 Today!

## LOTS

Situated in the established community of Lake Conroe Forest, this wooded lot offers a rare chance to enjoy quiet living just minutes from the heart of town. With a canopy of mature trees and minimal traffic, it's a great setting for anyone looking to build in a peaceful, natural environment. Residents enjoy access to a private boat ramp that leads into Lake Conroe, multiple lakes, neighborhood parks, and fishing areas—all just a short walk or drive from the property. The location also provides quick access to Hwy 105, I-45, and the Lake Conroe waterfront area, with shopping, restaurants, and schools nearby. The lot next door is also available, creating an excellent opportunity to expand your homesite, add a shop or garage, or simply enjoy extra privacy and space. Secure one or both lots and bring your vision to life in this hidden gem of a neighborhood.

## GENERAL DESCRIPTION

**Subdivision:** Lake Conroe Forest

**Property Type:** Lots

**Lotsize:** 6,068 / Appraisal District

**Maintenance Fee:** \$125 / Annually

**Market Area:** Lake Conroe Area

**MLS# / Area:** 32571800 / 39



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**Orchard Brokerage**

1503 Cheyenne Loop, Montgomery, TX 77316

Visit <https://www.har.com/32571800> for more information