



For Sale on Market

**\$4,480,700**

Call 7133771022 Today!

## COUNTRY HOMES/ACREAGE

Prime opportunity to own 45.7 +/- unrestricted acres on FM 1314, just minutes from Hwy 242 and Hwy 99. Perfect for residential or commercial development. Right in the middle of explosive growth. Just south of Hwy 242 and FM 1314 intersection. Kroger, HEB, Home Depot are planned just minutes away. Artavia adjoins the southern border of the property. Possibility of utilities from MUD.

### GENERAL DESCRIPTION

**Subdivision:** FM 1314 Estates

**Property Type:** Country Homes/Acreage

**Lotsize:** 1,990,690

**Market Area:** Spring Northeast

**Key Map:** 220T

**MLS# / Area:** 45371456 / 19



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
MHW Brokerage Services LLC

17301 FM 1314, Conroe, TX 77301

Visit <https://www.har.com/45371456> for more information