

HWY 59 N

Memorial Dr.

For Sale on Market

**\$475,000**

Call 7138840322 Today!

## LOTS

±6.18 acres with dual access from Memorial Dr and Hood Rd in Splendora, offering flexibility for a variety of potential uses. The property provides two points of entry, making it well-suited for future development, investment, or private use. Utilities are available, including electricity, public water, and sewer. The land is heavily wooded with mature trees, providing both privacy and natural appeal. Previously operated as a plant nursery, the property presents a unique opportunity for buyers looking to capitalize on usable acreage in a growing area. Drive by or walk the property at your convenience. Manufactured homes are not permitted.

## GENERAL DESCRIPTION

**Subdivision:** ASSP.A3-ASSP.A3

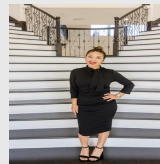
**Property Type:** Lots

**Lotsize:** 269,549 / Appraisal District

**Market Area:** Cleveland Area

**Key Map:** 223M

**MLS# / Area:** 59155754 / 40



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

**Listing Broker**  
**Clearstone Realty**

15399 Memorial Dr, Splendora, TX 77372

Visit <https://www.har.com/59155754> for more information