

For Sale on Market

# \$1,940,000

Call 7133771022 Today!

## SINGLE-FAMILY, 4 BEDS, 2 FULL & 1 HALF BATH(S)

6.2 +/- Acres and improvements located a few minutes off I-45. Property has approx. 580' of frontage on Darby Loop and is approx. 500' off Robinson Rd. This pretty tract is unrestricted and ideally located in a popular area just east of the Woodlands Pkwy and north of Rayford Rd...so many mixed-use opportunities for this rare acreage tract. There's a pretty 3100 sq. ft. main home and a guest home that are being used as a homestead and for residential use, continue as is, convert the improvements to an office or whatever you prefer. Utilities are in place, and the land has a sloping topography with approx. 12' of elevation change and good drainage. The pretty property is primarily cleared and has a parklike setting with beautiful mature oaks and pecans. It's easy to visualize this tract as an RV park, multifamily use, storage or business strip center. Located in the Oak Ridge CCN and minutes from everything the Woodlands, Spring and Conroe communities have to offer!

### GENERAL DESCRIPTION

**Subdivision:** Montgomery County School Land

**Property Type:** Single-Family

**Bedrooms:** 4

**Baths:** 2 Full & 1 Half

**Stories:** 2

**Style:** Traditional

**Year Built:** 1970

**Building Sqft:** 3,100 / Appraisal District

**Lotsize:** 271,814 / Appraisal District

**Market Area:** Spring Northeast

**MLS# / Area:** 82771506 / 15



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**Jacobs Properties**

11291 Darby Loop, Conroe, TX 77385

Visit <https://www.har.com/82771506> for more information