

For Sale on Market

# \$134,500

Call 7138840322 Today!

## LOTS

Welcome to your future home site at 104 Eagle Run, New Waverly, TX! This expansive 54,450 square foot lot is a blank canvas ready for your dream home. With no timeframe to build and a minimum square footage requirement of 2,000, you have the freedom and flexibility to plan your perfect space at your own pace. Enjoy the tranquility and privacy this high elevation property brings, free from the hustle and bustle of city life. Plus, with underground utilities and fiber optic services, you're all set for modern living. One of the many perks of this location is its low taxes and NO Municipal Utility District (MUD) fees, offering you significant savings. Whether you're looking to build now or hold onto this prime piece of land until you're ready, this is an opportunity you don't want to miss. Make it yours today!

## GENERAL DESCRIPTION

**Subdivision:** Deer Forest

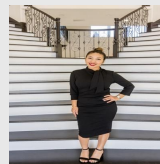
**Property Type:** Lots

**Lotsize:** 54,450 / Appraisal District

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

**Market Area:** New Waverly Area

**MLS# / Area:** 89235271 / 43



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

Century 21 Lucky Money

7138840322

**Listing Broker**  
Compass RE Texas, LLC – Lake Conroe

104 Eagle Run Rd, Willis, TX 77378

Visit <https://www.har.com/89235271> for more information