

FOR SALE | ENTITLED RESIDENTIAL DEVELOPMENT

CARDINAL VILLAGE

42 HOME SITES

MAGNOLIA, TEXAS



CARDINAL
VILLAGE
MAGNOLIA, TEXAS

PREMIUM RESIDENTIAL DEVELOPMENT OPPORTUNITY

Rare opportunity to acquire an entitled 42-lot residential community in one of Montgomery County's most desirable growth corridors.

Cardinal Village features 42 spacious home sites designed around a scenic pond and natural landscape, offering an ideal setting for quality living in Magnolia, Texas.



ADJACENT TO FM 1488 & RESEARCH FOREST DR.



MINUTES TO THE WOODLANDS



STRONG GROWTH AND DEMAND AREA



SITE OVERVIEW



INVESTMENT SUMMARY

Asking Price:	\$3,880,000
Price Per Acre:	\$628,854
Price Per Square Foot:	\$14.46
Average Sale Price Per Lot:	\$203,669
Total Acres:	6.17 Acres
Total Lots:	42
Utilities:	Available To Be Developed
Zoning:	None
Terms:	Negotiable. Seller is open to a partnership.

PROPERTY HIGHLIGHTS

- ✔ 42 Entitled Home Sites
- ✔ Scenic Pond & Natural Setting
- ✔ +/- 6.17 Acres
- ✔ No Zoning – Flexible Development Potential
- ✔ Utilities Available To Be Developed
- ✔ Magnolia ISID
- ✔ Strong Area Growth & Demand

INCLUDED WITH SALE

- 📄 Civil Plans
- 🔗 Approved Underground Utilities
- 📄 Architectural Plans
- 📄 Scope Of Development

POTENTIAL HOME DESIGN



CONTACT



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PREMIUM LOTS. PRIME LOCATION. PROVEN RETURNS.