



LAND FOR SALE | LAKE CONROE

JONATHAN SELLERS

CEO
832.748.1283
jonathan.sellers@revkocre.com

HOLLY GRAPER

Sales Associate
832.497.8006
hollygraper@revkocre.com



PROPERTY DESCRIPTION

Rare ± 1.46 -acre waterfront property on Lake Conroe with ± 200 Ft. of shoreline. Featuring mature trees and an unrestricted plat for four residential lots, this site is perfect for a custom home, townhomes, condos, or commercial use. Conveniently located just ± 3 miles from TX-105 and ± 5 miles from I-45.

PROPERTY HIGHLIGHTS

- ± 1.460 acres demisable to ± 0.28 acres
- $\pm 200'$ of lakefront
- Site platted for four (4) lots
- Rip rap shoreline

OFFERING SUMMARY

Sale Price: **\$1,400,000**

Lot Size: **$\pm 13,256$ SF**

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	395	1,776
Total Population	241	899	4,028
Average HH Income	\$97,953	\$98,996	\$114,198

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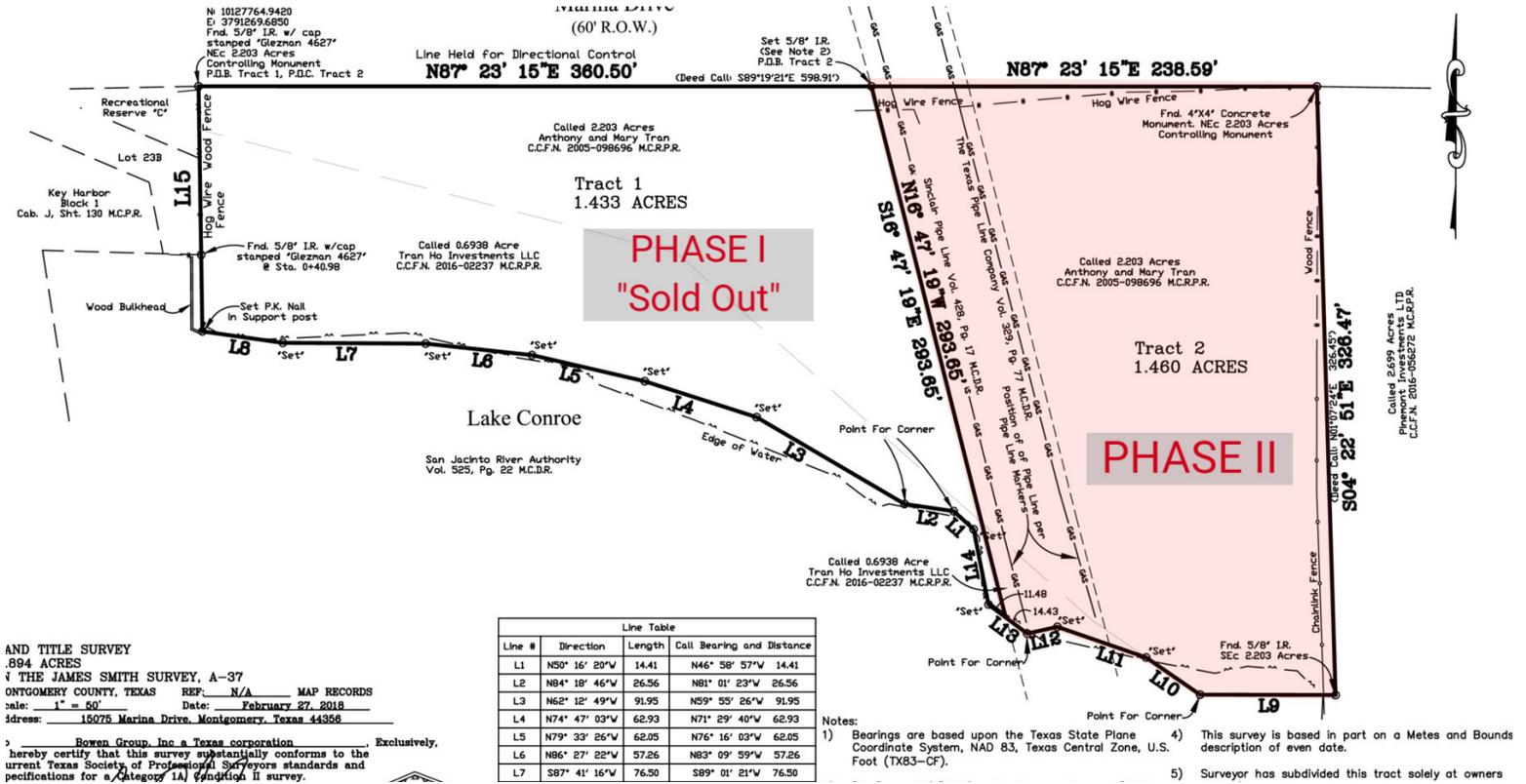
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15081-15095 MARINA DRIVE

Montgomery, TX 77356



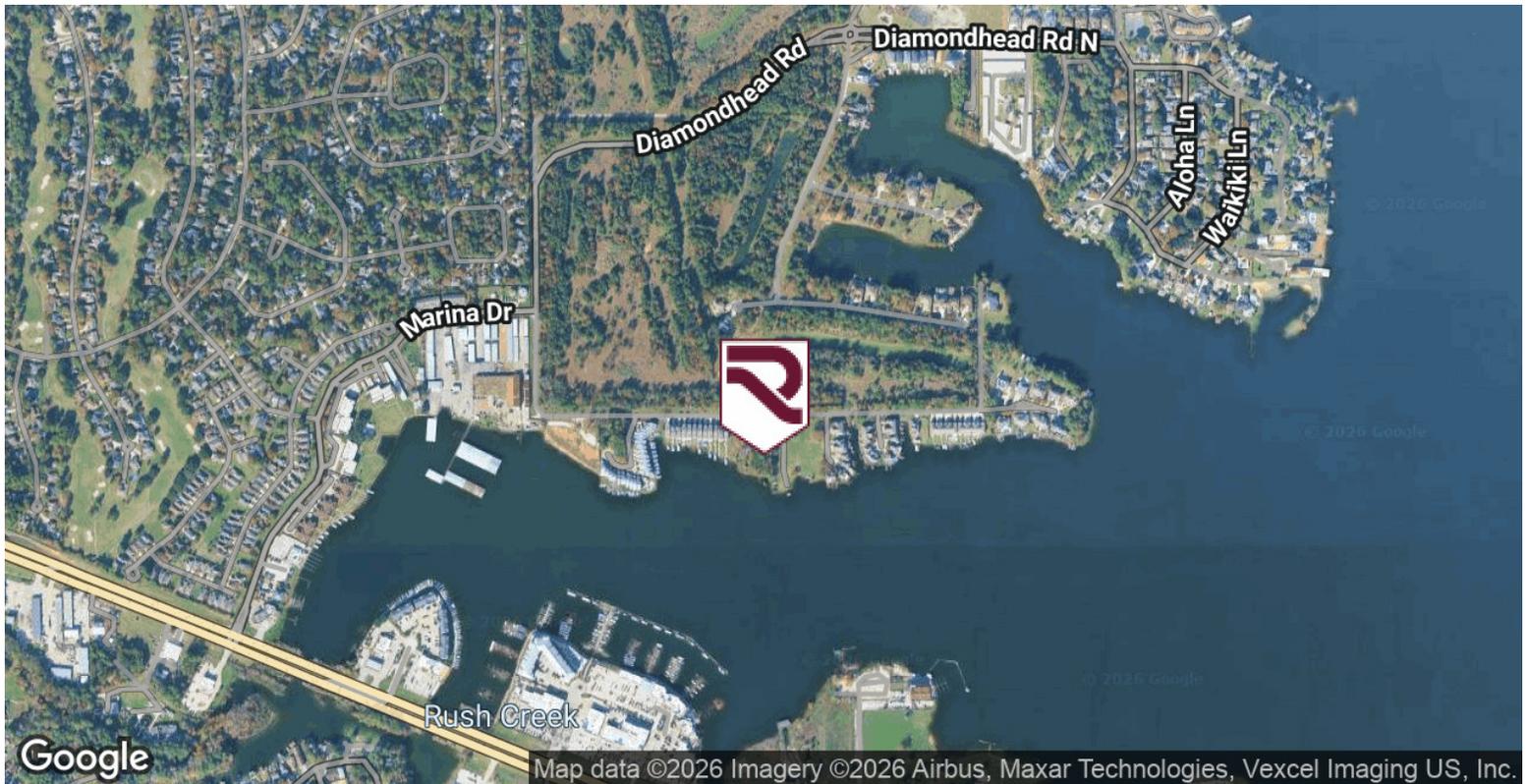
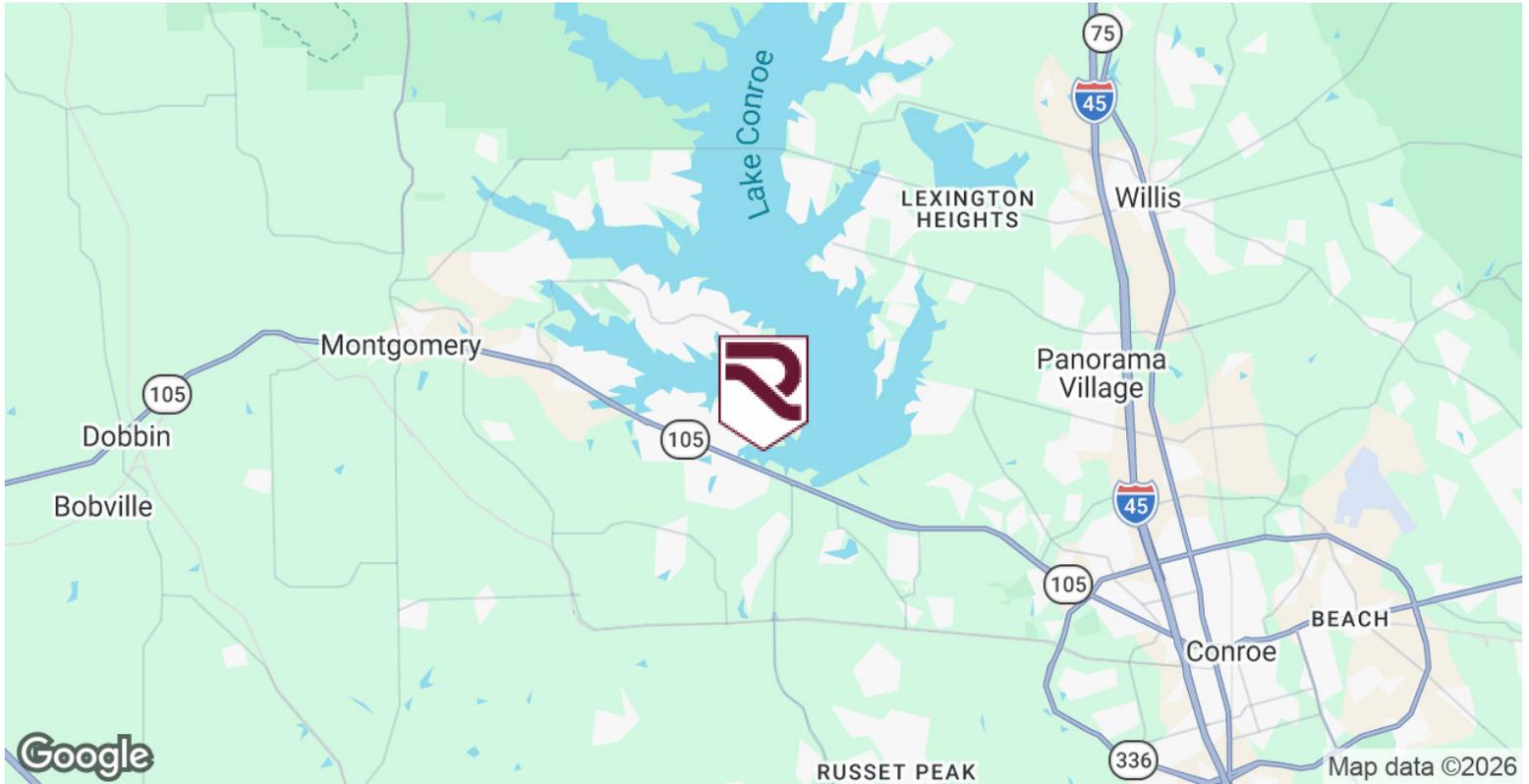
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