



## 603 Terri Ln

603 Terri Ln, Pinehurst, TX 77362



### Sandra Hughes

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## 603 Terri Ln

\$4,160,000

±52-acre ag-exempt tract near High Meadow Ranch & Aggie Expressway. Unrestricted with frontage, utilities nearby (verify), and strong growth indicators. Suitable for residential development, investment hold, or mixed-use. Prime location in a high-demand growth corridor.

Ideal for a gentleman's ranch, dream estate, or investment. Includes pasture, timber, 2 ponds, creek, barn, & vintage farmhouse. Unrestricted with prime location in a rapidly growing area of Montgomery County.

- New developments in the area.



Price: \$4,160,000

Property Type: Land

Property Subtype: Residential

Proposed Use: Commercial

Sale Type: Investment

Total Lot Size: 51.95 AC

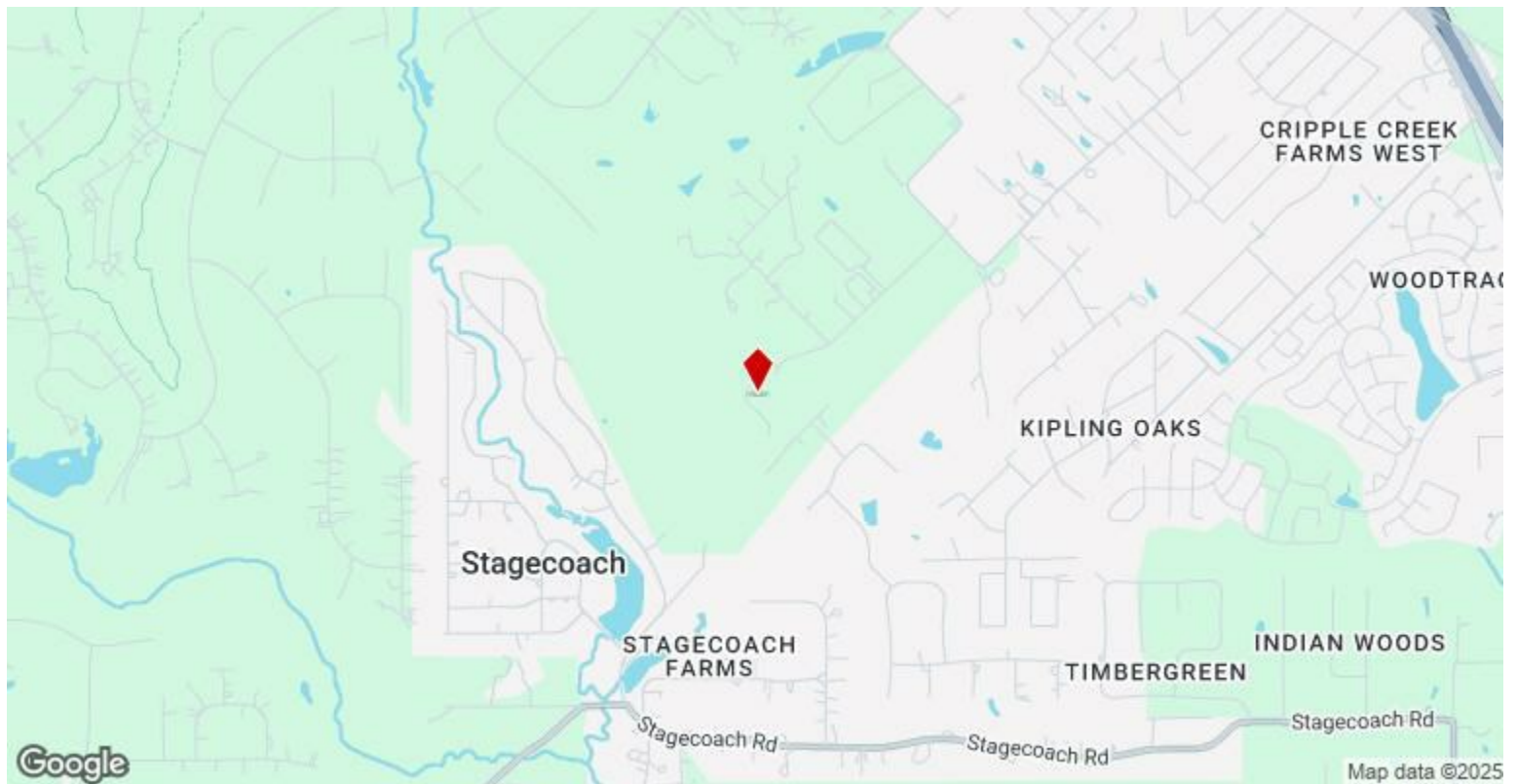
Sale Conditions: Build to Suit

No. Lots: 1

Zoning Description: 2

APN / Parcel ID: 0120-04-00400





## 603 Terri Ln, Pinehurst, TX 77362

This 52-acre property in SW Montgomery County offers a versatile blend of pasture, timber, and natural water features. Natural highlights include a spring-fed pond near the entrance, a second pond near the southwest corner, & a spring-fed creek running along the back. Cross-fenced and ag-exempt, the property consists of 19.8 acres in hay/cattle use, 31.05 acres of timber, and 1.1 acres designated homesite. Improvements include a 60' x 80' barn, equipment shed, and a charming 3-bed, 2-bath vintage farmhouse. With its mix of open pasture, mature trees, scenic water features, and substantial improvements, this property offers exceptional versatility. Its strategic location near High Meadow Ranch and the Aggie Expressway places it amidst one of Montgomery County's fastest-growing areas. Whether for agricultural use, residential living, recreational enjoyment, or long-term investment and development, this property presents a rare opportunity in a thriving and accessible part of the county.



# Property Photos





## Property Photos



Building Photo



Interior Photo



## Property Photos



Interior Photo



Interior Photo



## Property Photos





## Property Photos





## Property Photos



Interior Photo



Barn



## Property Photos





## Property Photos





## Property Photos





Property Photos





## Property Photos





## Property Photos



Spring Fed Pond