

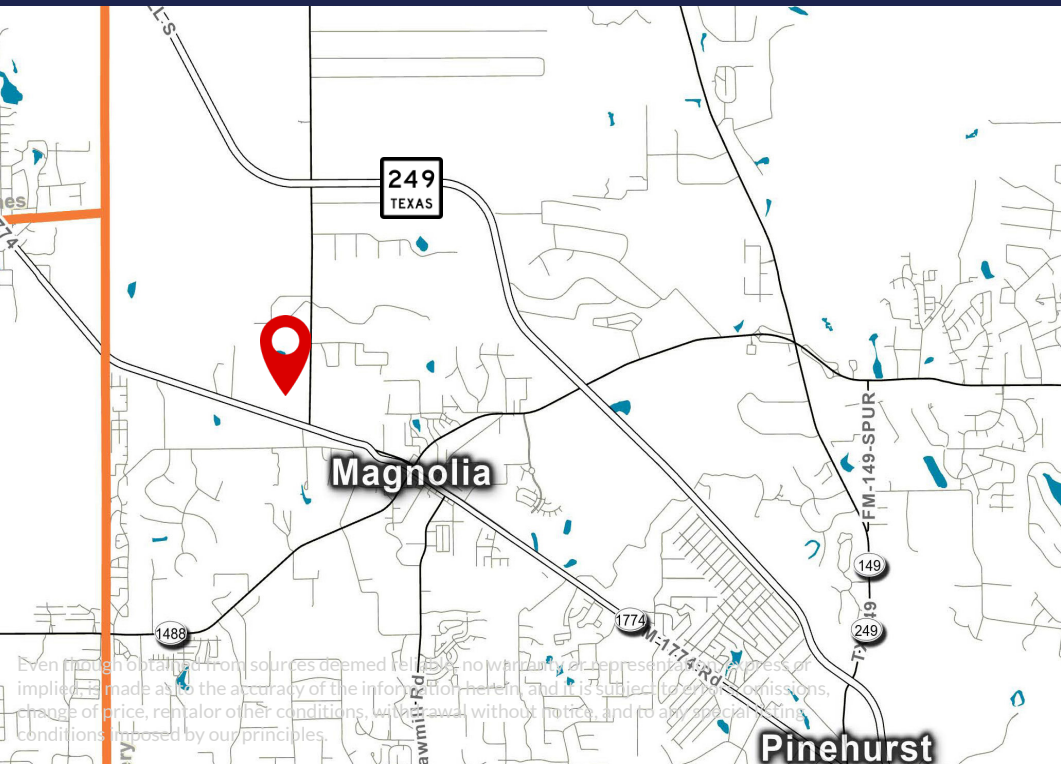
# FM 1774 & Escondido Prado Crossing

Magnolia, Tx 77354

For Sale



## NEWCOR



### Land For Sale

Acerage: 13.11 acres

Price: Contact Broker

Utilities: MUD 174 | Full Utilities

VPD: FM1774 - 12,584 (TXDOT)

Tax Rate: 3.21%

### Features:

- Off-Site Detention
- Lighted intersection at Escondido Prado and FM1774
- Future corner and frontage on the Magnolia Bypass Rd
- 709' Frontage on Escondido Prado
- 515' Frontage on FM1774
- 867' Frontage on future Magnolia Bypass
- Entrance to Magnolia Escondido Subdivision
- Adjacent to Lone Star College Magnolia Campus

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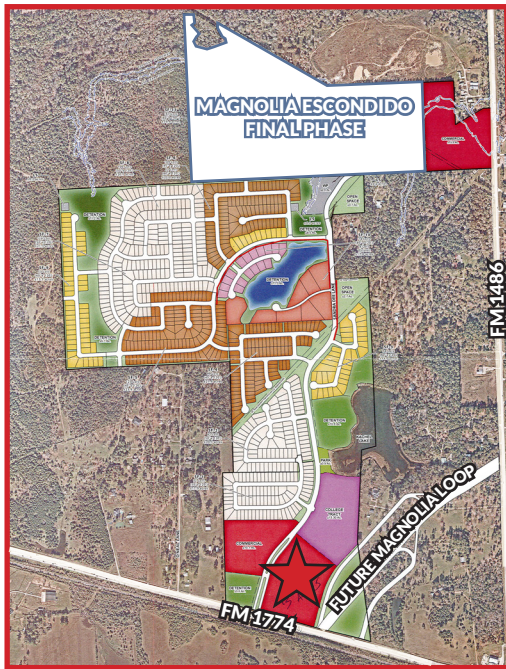
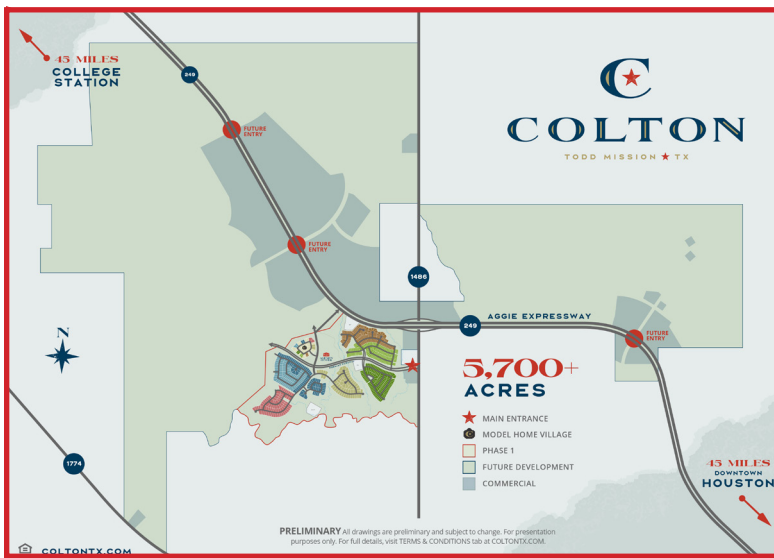
Newcor Commercial Real Estate  
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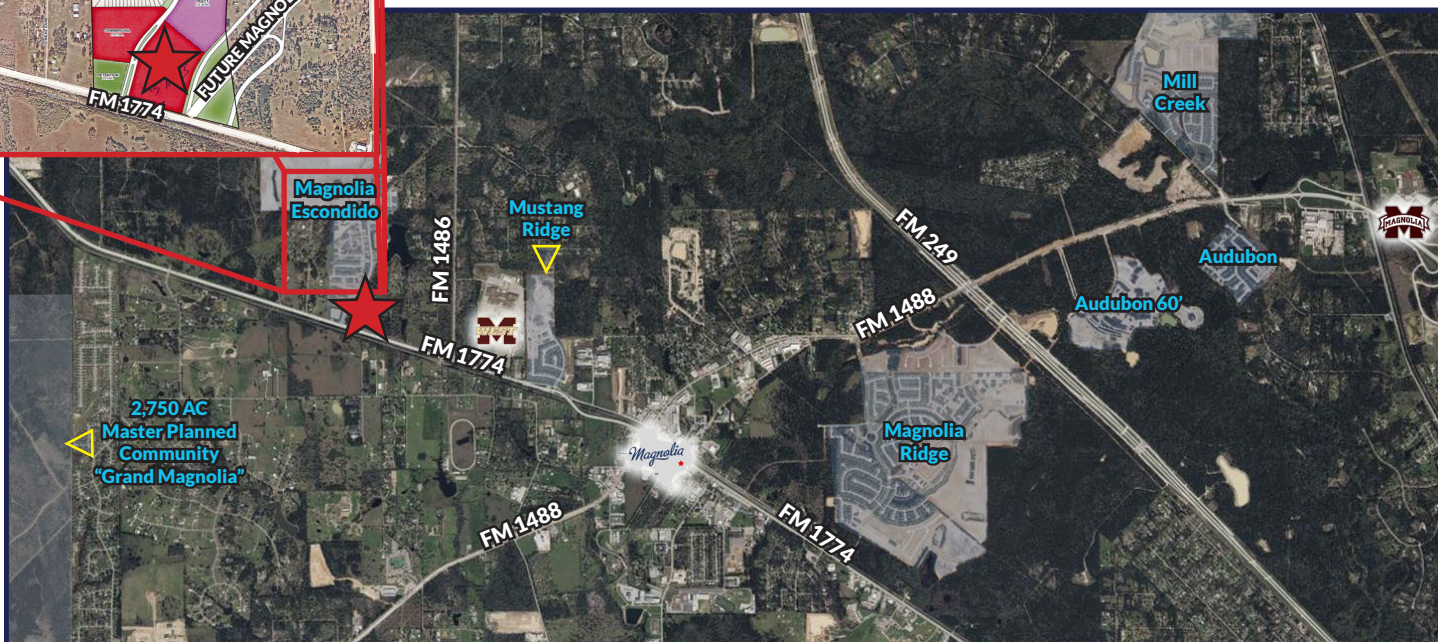
For Sale

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Strategically positioned between two emerging master-planned communities, this property sits in the heart of a high-growth corridor. With early phases completed and more development underway, plus the planned Magnolia Loop/Bypass coming through the area, the site will benefit from increasing visibility and traffic, making it an ideal opportunity for your next project as the surrounding area continues to build out.





# FM1774 & Escondido Prado

Magnolia, Tx 77354

## Potential Uses

For Sale



## Survey

