

TIRED OF HOA RULES, LIMITATIONS & RESTRICTIONS?

This rare **unrestricted 8-acre property** is located in one of the **fastest-growing and most desirable areas of the Greater Houston region**, offering unmatched freedom to **live, build, and operate on your terms**. Surrounded by rapid residential and commercial growth, **highly regarded schools**, and expanding infrastructure, this is an exceptional place to **raise a family, grow a business, or establish a church or ministry**.

Free from MUD restrictions, this property operates on **well water and a septic system**, helping keep **taxes low** while avoiding the added fees, rules, and assessments commonly associated with MUD districts.

Minutes from the intersection of the **Grand Parkway (99) and US-290**, the property offers **quick, convenient access toward Katy in one direction and The Woodlands in the other**, placing you at the center of one of Houston's most active growth corridors.

UNRESTRICTED LAND. UNLIMITED POSSIBILITIES.

With **no HOA, no MUD, and no zoning restrictions**, this versatile property is suitable for **residential, commercial, agricultural, or ministry use** and features **two homes and a 4,000 sq ft warehouse**, creating a truly rare opportunity in today's market.

Property Highlights

- **UNRESTRICTED 8 acres** – freedom from HOA and MUD limitations
- **Well water & septic system** – no MUD fees or assessments
- **4,000 sq ft warehouse** with:
 - Two roll-up doors
 - Small office
 - Restroom
 - Two separate entrances off Kickapoo
- Ideal for business operations, home-based business, or church use

Residential Features

- **Main Home – 4,283 sq ft**
 - Spacious family room with wood-burning fireplace
 - Multiple bedrooms for large households or retreat-style living
 - **Large dedicated workout room** with space for full exercise equipment
 - **Two-car garage**

- Private swimming pool
 - **Guest Home – 1,534 sq ft**
 - **Two bedrooms and two bathrooms**
 - **Dining room**
 - **Small office or flex space** ideal for remote work or administration
 - Separate entrance
 - Garage
 - Excellent option for rental income, staff housing, or extended family
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Endless Possibilities

- ✓ Operate your business from the warehouse
- ✓ Live in the main home and rent the guest house
- ✓ Build or expand a **church or ministry campus**
- ✓ Host a **church retreat or camp**
- ✓ Bring your **horses or livestock**
- ✓ Develop without HOA or MUD restrictions

Conveniently located near **Cypress, US-290, and the Grand Parkway**, this one-of-a-kind property delivers **space, flexibility, and freedom** that are increasingly difficult to find in today's market.

Live free. Build freely. Grow without limits.