

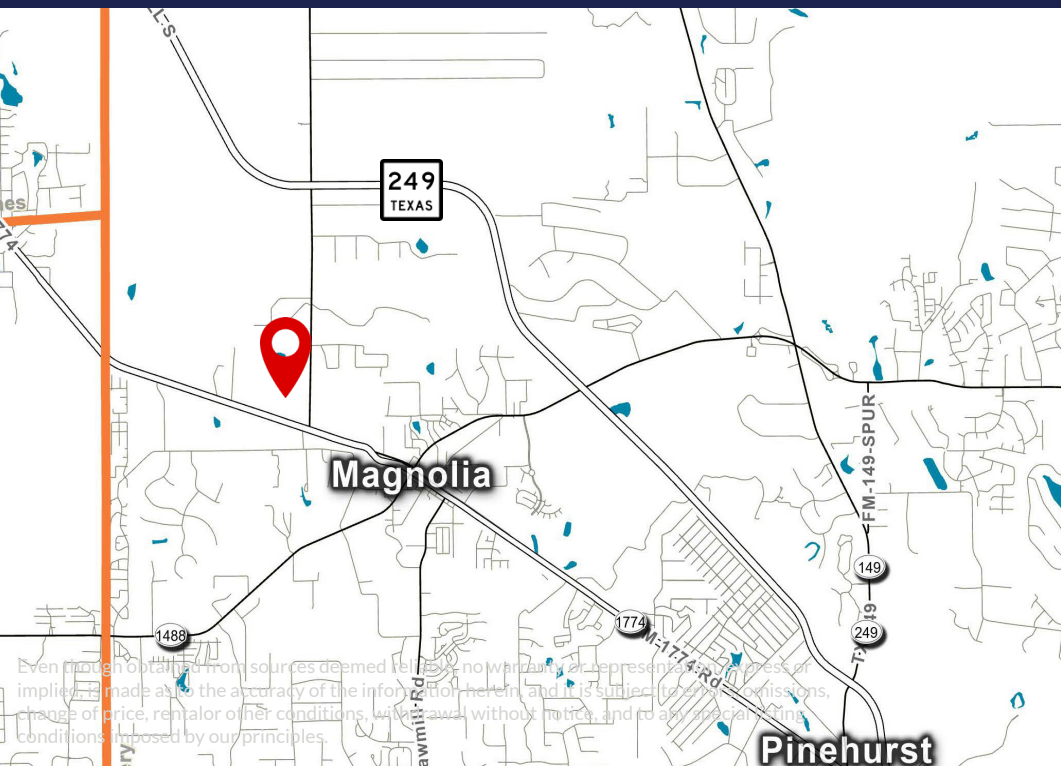
FM 1774 & Escondido Prado Crossing

Magnolia, Tx 77354

For Sale



NEWCOR



Land For Sale

Acerage: 13.11 acres

Price: \$7.50/SF

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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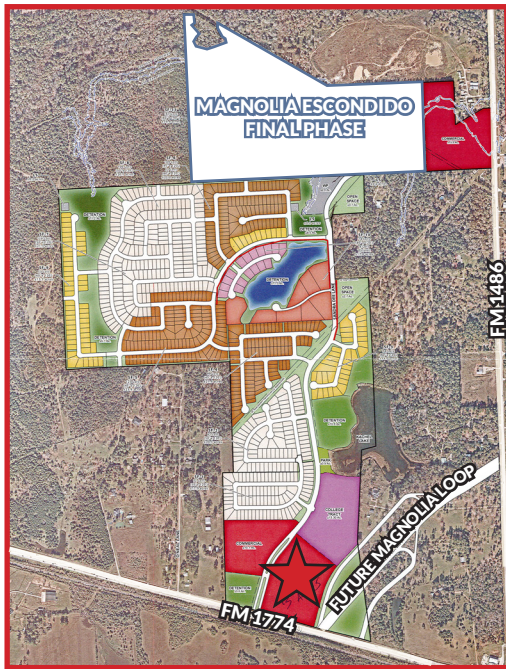
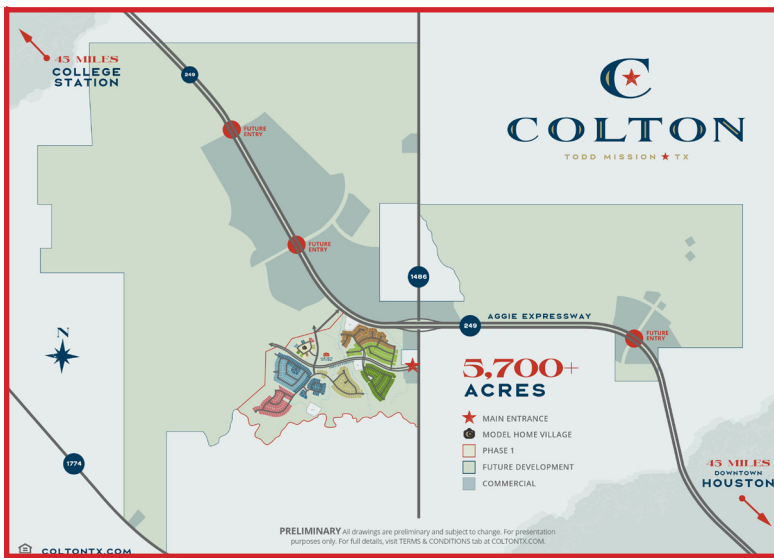
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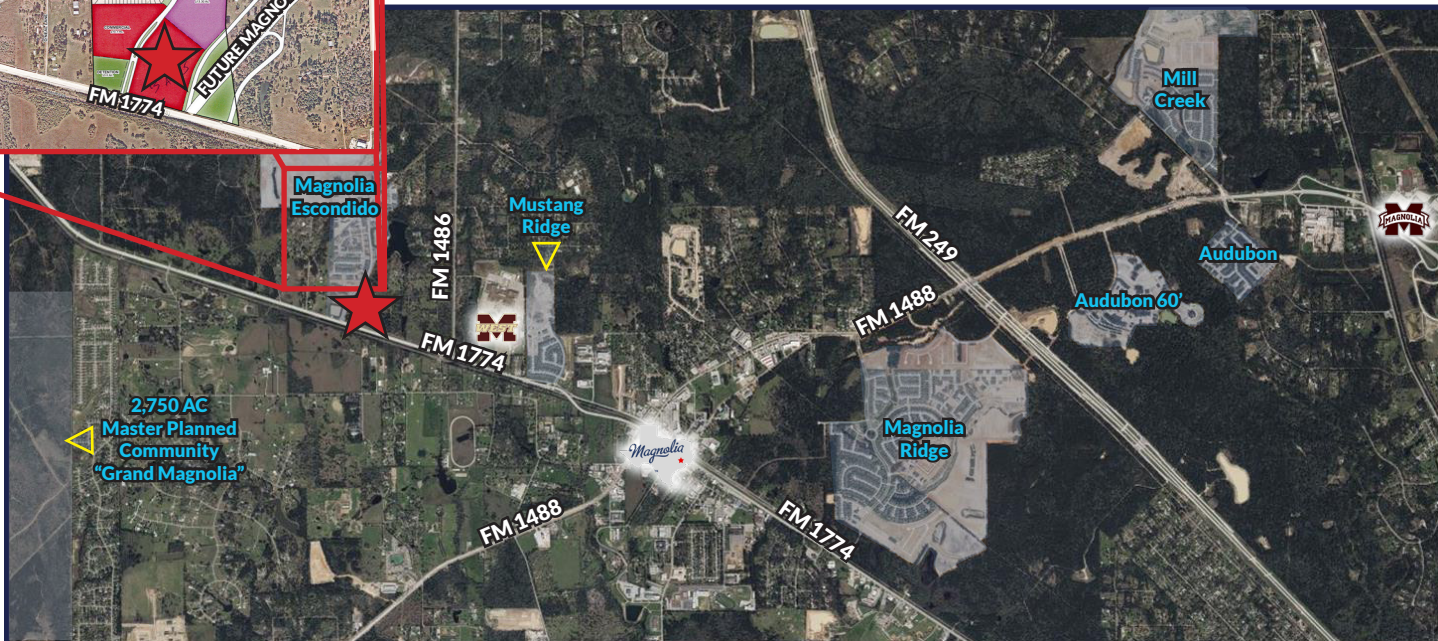
For Sale

FM1774 & Escondido Prado

Magnolia, Tx 77354



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.



Potential Uses

For Sale



Survey

