



19525 Doerre Rd. Spring, TX 77379

For more details, contact:

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Exclusive 10+ Acre Estate Opportunity Just Minutes from The Woodlands

We are pleased to present an extraordinary real estate opportunity, strategically located just a short drive from Downtown Houston and The Woodlands, TX.

This expansive estate is less than two miles from DW Hooks Airport, and it offers exceptional potential for diverse uses, from a wedding venue, executive retreat, client hosting, corporate events, or as a high-end accommodation option for senior executives or visiting dignitaries.





Property Information

Property Address:
19525 Doerre Rd.
Spring, TX 77379

Year Built:
1999/2020

Property Size:
40,000+ sqft.

Land Size:
10.8 Acres



Property Highlights

- ✓ **40,000+ SF of Luxurious Living and Working Space**
Provides flexibility for various wedding guests, corporate and/or executive needs.
- ✓ **Six Elegant Residences**
One primary estate and five junior estates, ideal for hosting guests or housing the wedding party.
- ✓ **Resort-Style Amenities**
Enjoy a resort-style pool with cabanas, access to a private lake stocked with trophy bass, and 22 garage spaces, including two garage apartments.
- ✓ **Owner's/Honeymoon Suite and Additional Features**
The owner's/honeymoon suite offers a grand experience with a 25-foot ceiling, a luxurious en suite bathroom featuring a sunken jacuzzi tub, a private exercise room, and other exclusive features designed for ultimate comfort and luxury.



Comprehensive Facilities

Fully equipped banquet hall, a commercial-grade kitchen, a home theater, and an office complex with a fitness center.

Property Photos



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Property Photos

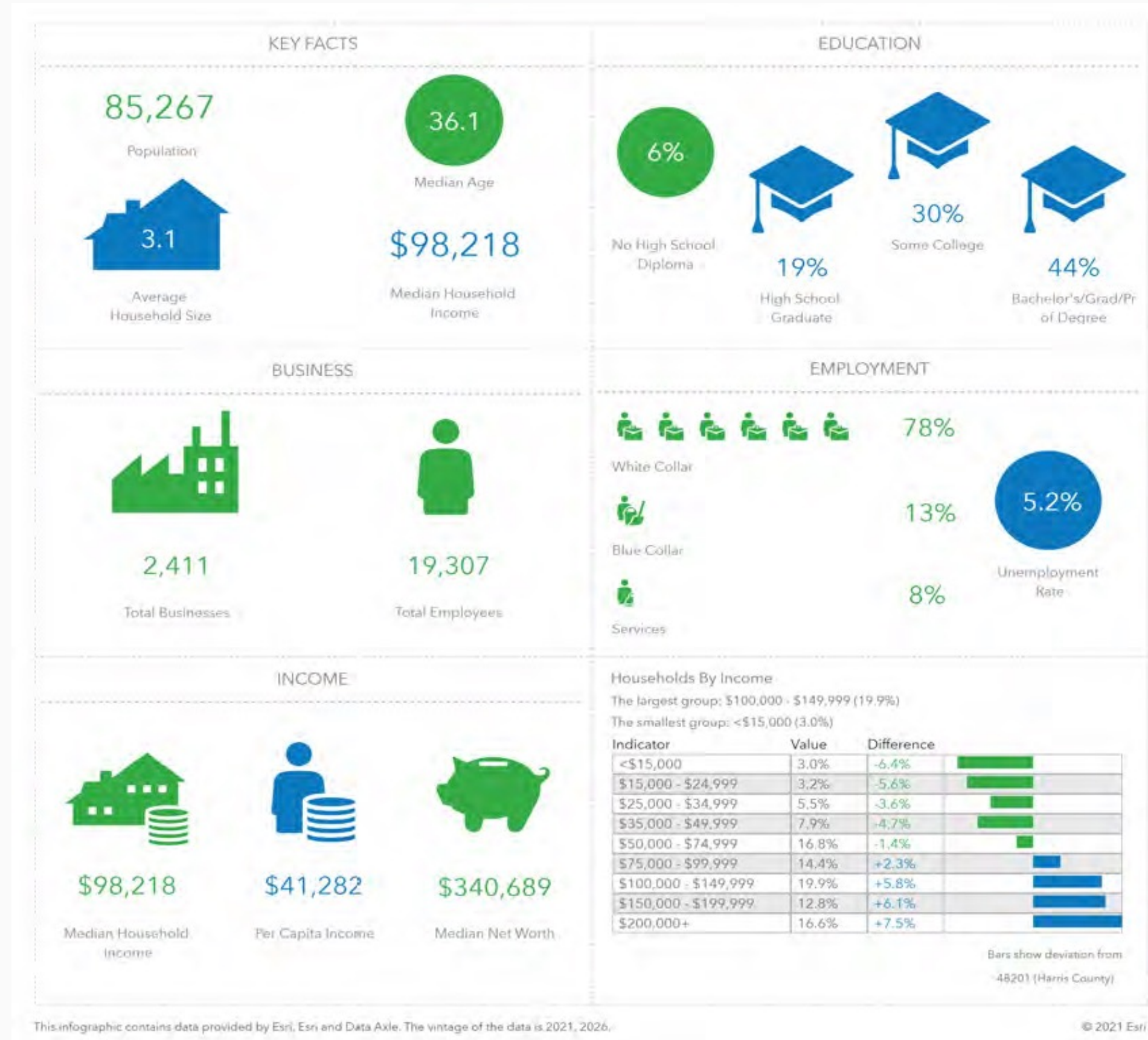


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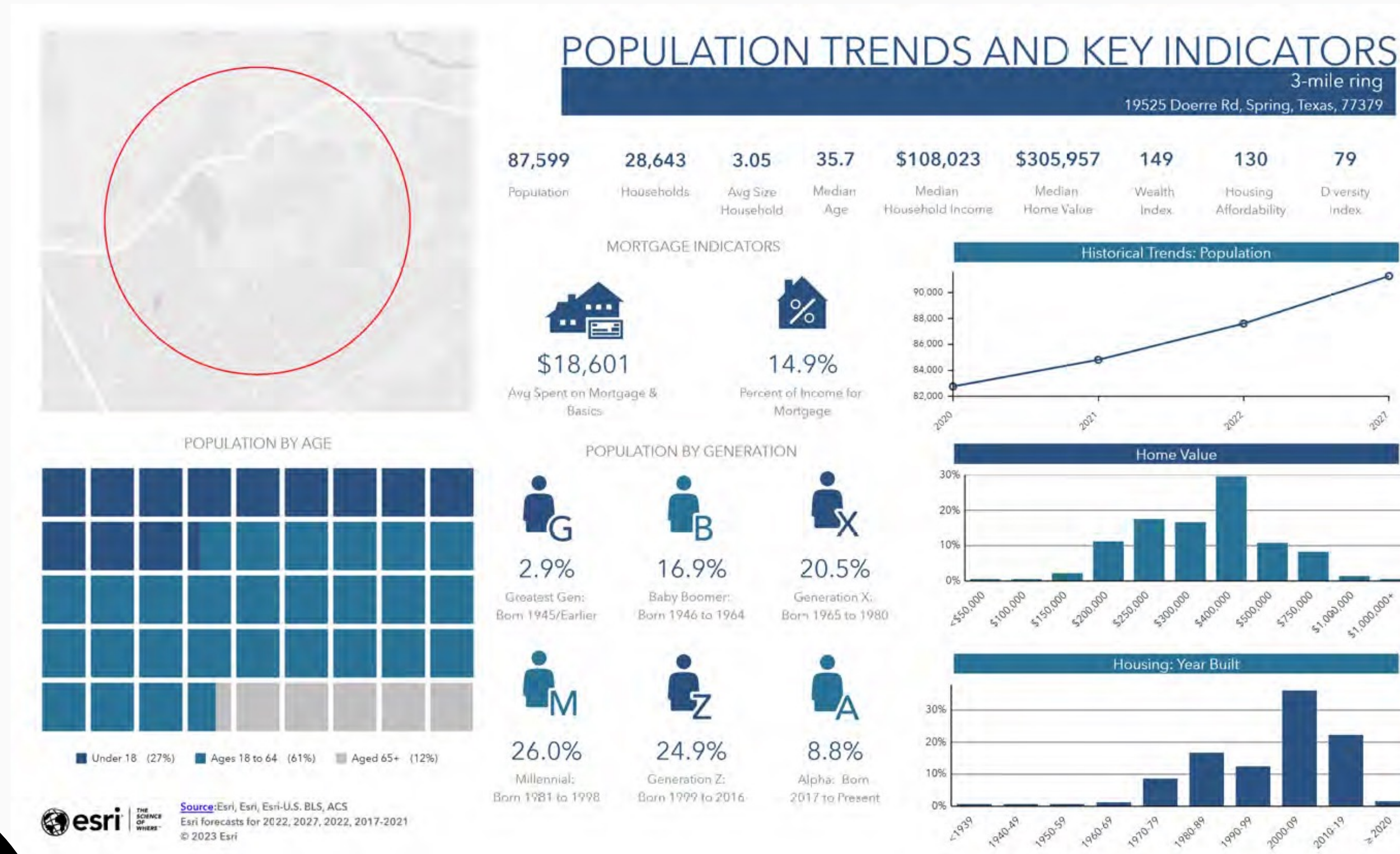
Key Facts Infographic (3 Mile Radius)

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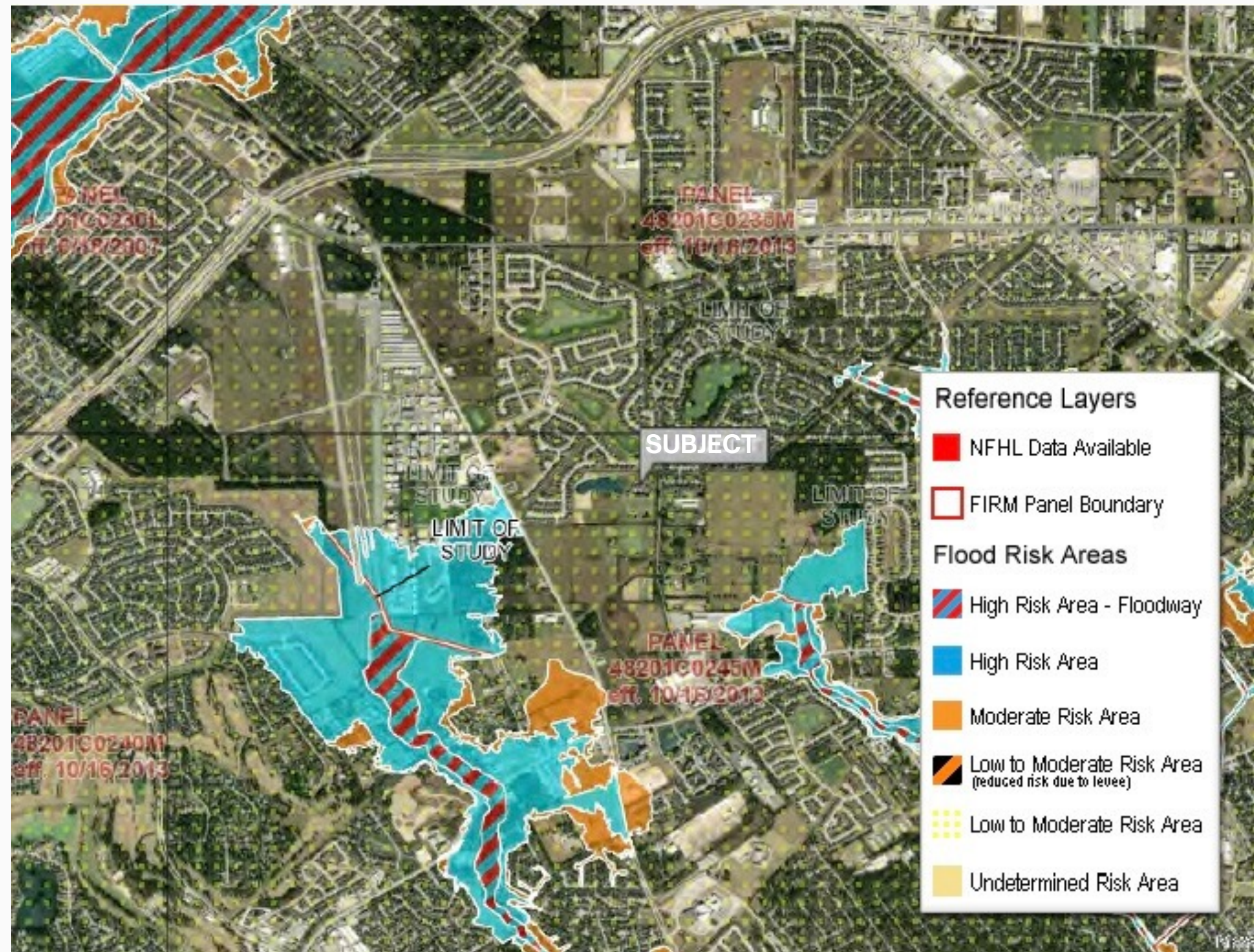
Population Trends Infographic (3 Mile Radius)

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Area Report

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Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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