



10498 Walker
Hill Lane
Willis, TX 77318

47.35 acres –Unrestricted

List Price \$10,500,000.00

Presented by –

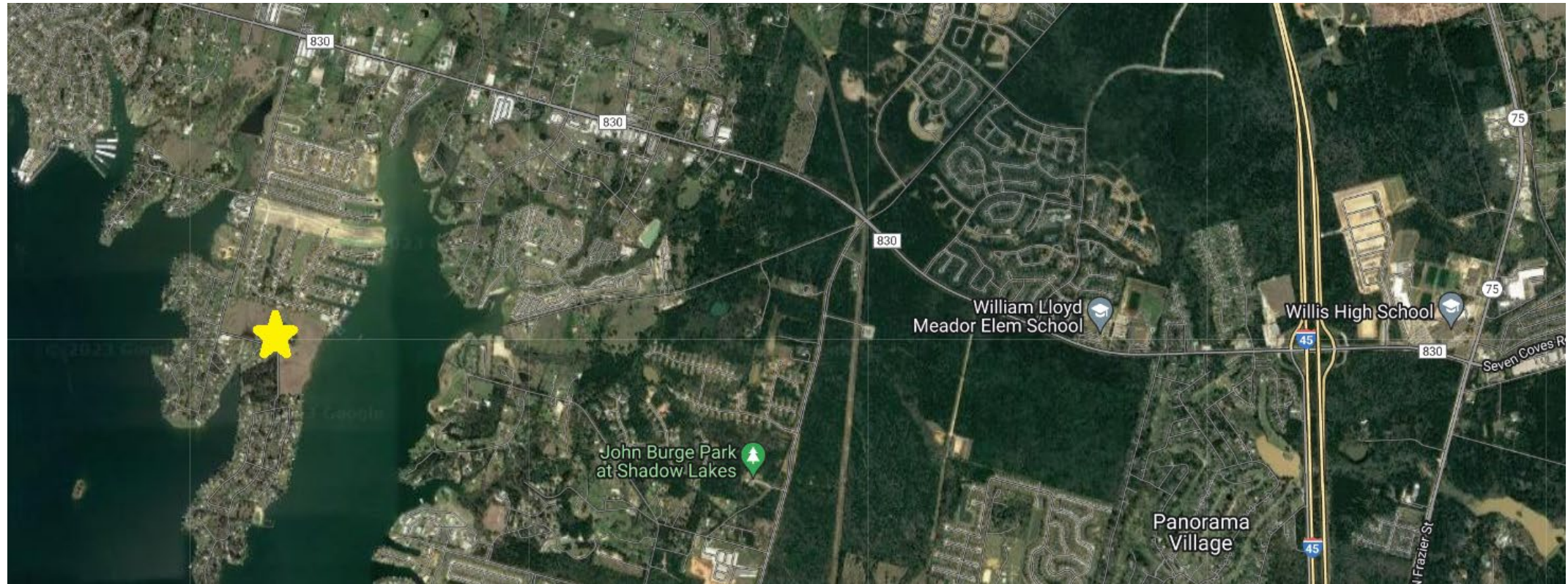
Tamarah Courtright Curtis, Broker

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LEGAL DESCRIPTION - COLLARD E, TRACT 3, TRACT 3-A, TRACT 3-D

APN

0007-00-00300

0007-00-00303

0007-00-00304

0007-00-00301

0007-00-00312

Total Estimated Tax Rate – 1.9842

Conroe ETJ

Opportunity is knocking: 47.354 +/- acres of unrestricted land on Lake Conroe with over 1,300 feet of shoreline. Located on Cude Cemetery Road (next to French Quarter and Lake Breeze Subdivisions) and Bruce Rd (across the street from Far Hills UD and Shelter Bay Estates) with AMAZING views of the calm & deep waters of Lake Conroe. Low tax rate of 1.98, water/sewer availability, no flooding, flat and buildable land, very easy access to I-45, all schools (Willis ISD - Turner Elem, Brabham Middle, Willis HS) and shopping/Golf Courses/boat launches/restaurants etc.. Frontage information: 768 ft on Cude Cemetery, 2,277 ft on Bruce, 1,307 ft on Lake Conroe (+/-)

- Fenced
- Agricultural Exemption in place for cattle
- Water wells and septic in place
- Depending on Capacity needs/FAR HILLS MUD
- 5.5 miles to Interstate 45
- Sought after Willis ISD schools
- Located next to French Quarter Subdivision





Cude Cemetery

Willis RV Park
On Lake Conroe

nuHome at Lake
Breeze by Lennar

First America Homes
at Clear View Estates

Co-Roofing Services

St Louis Ct

