



Future Nichols Sawmill Speedway

0 Nichols Sawmill Rd, Magnolia, TX 77355

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Two Streets intersection

Future Nichols Sawmill Speedway

\$6,534,000

Commercial lot on the corner of two major streets, future Sawmill Expressway (existing clay road) planned. All cleared with a clay road allow easy access to the back. Total 50 acres, originally platted and recorded 76 lots under community name of Sawmill Valley and 3 Reserves, Utilities available. Montgomery County central Appraisal District No. R56518

- 50 Acres on Nichols Sawmill
- All lots in Sawmill Valley
- Originally platted 76 trailer lots

Price:	\$6,534,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User



\$6,534,000

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Lot Size 50 AC
Price/AC \$130,680
Lot Type Commercial/Other (land)
Commission Split 6%

Montgomery County Central Appraisal District No. R56518



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On the SE Corner of Arnold Rd and Nichols Sawmill Rd. Planned Sawmill Expressway (existing clay road) will pass thru this lot. In between Magnolia Junior High School(31138 Nichols Sawmill Rd) and Magnolia Horse Auction(30822 Nichols Sawmill Rd)