

# 0 Mueschke Road

## Tract 2:

- This 14 acres is near perfect rectangular with a length of 1200 feet and width of 650 feet. The 650 feet is along Mueschke road.
- The tract is covered with tall oak trees and all underbrush has been cleared.
- To the south is an individual family with very nice home on approximately 10 acres.
- To the west is five(5) family tracts of ten(10) plus acres with homes in excess of \$1 million dollars
- There is up to 5 acres which could be added to the 14 acres for retention pond purposes. (MLS#: 6591239)
- There is up to 8.92 acres which could be added to the 14 acres for retention pond purposes. (MLS #: 54359746)
- This property could easily manage 12+ or- home tracts.

## AREA:

- At least 5 developments are under construction in the area with homes of \$300,000 to \$400,000.
- Owner recently moved from one of the subdivisions averaging sales of 15 homes a month. The subdivisions are all within 2 miles of Grand Parkway. This 14+acre tract is 1.5 miles from the Parkway. All the other subdivisions have been stripped of trees. We are covered with 80 to 100 ft. trees. No drainage problems, all out of the flood restrictions, no building restrictions, and TREES GALORE.
- There are no property/homes available to accommodate upscale families in the area. Buyers are clamoring for nice large lots with trees.
- The Grand Parkway is bringing new businesses to the area.
- A new business with 6,000 employees moved to within 5 miles west of this 14 acre tract.
- Development for Houston is to the northwest. The now named Northwest Corridor is very desirable. It is the most accessible area to find TREES with quick access to the Grand Parkway and short travel time to the city.
- The acreage is 6 miles to Tomball and 6 miles to Waller. It is in Houston Planning and Cy-fair school district.