

# 800+ Acres of Simply Paradise

Old Riley Fuzzel Rd Spring, TX 77386

Land  
For Sale



Presented by

**Rick Gaul**

Broker

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**NATIONAL  
LAND  
REALTY**

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## Texas Office

105 Forest Wind Ct,  
Montgomery, TX 77316

## Meet the Team



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**Own your  
own beach!**

**There are nearly two miles of  
San Jacinto River Frontage**

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Grand Parkway - 99

## Property Description

Now more than ever, it's important to find pockets of peace in your day and in your life. In these uncertain times, the world can feel overwhelming. Take a breath and retreat to paradise. Our seller is searching for someone who will refrain from developing the property, and instead, preserve it in its natural state. What might this look like? Use your more than 800 acres for biking, hiking, fishing, four-wheeling, bird watching, and other recreational activities.

Take a walk (or swim!) along your nearly two miles of San Jacinto river frontage. Here, you can create a getaway for your family and friends to enjoy for years to come.

No fundamental changes to existing land use. The seller asks that this "piece of paradise" be preserved, perhaps by creating your own Texas Land Conservatory. There are potential tax benefits. This property is 100% in the flood plain and is not suitable for development.

## Offering Summary

Sale Price:	\$10,000,000
Lot Size:	813 Acres

## Demographics

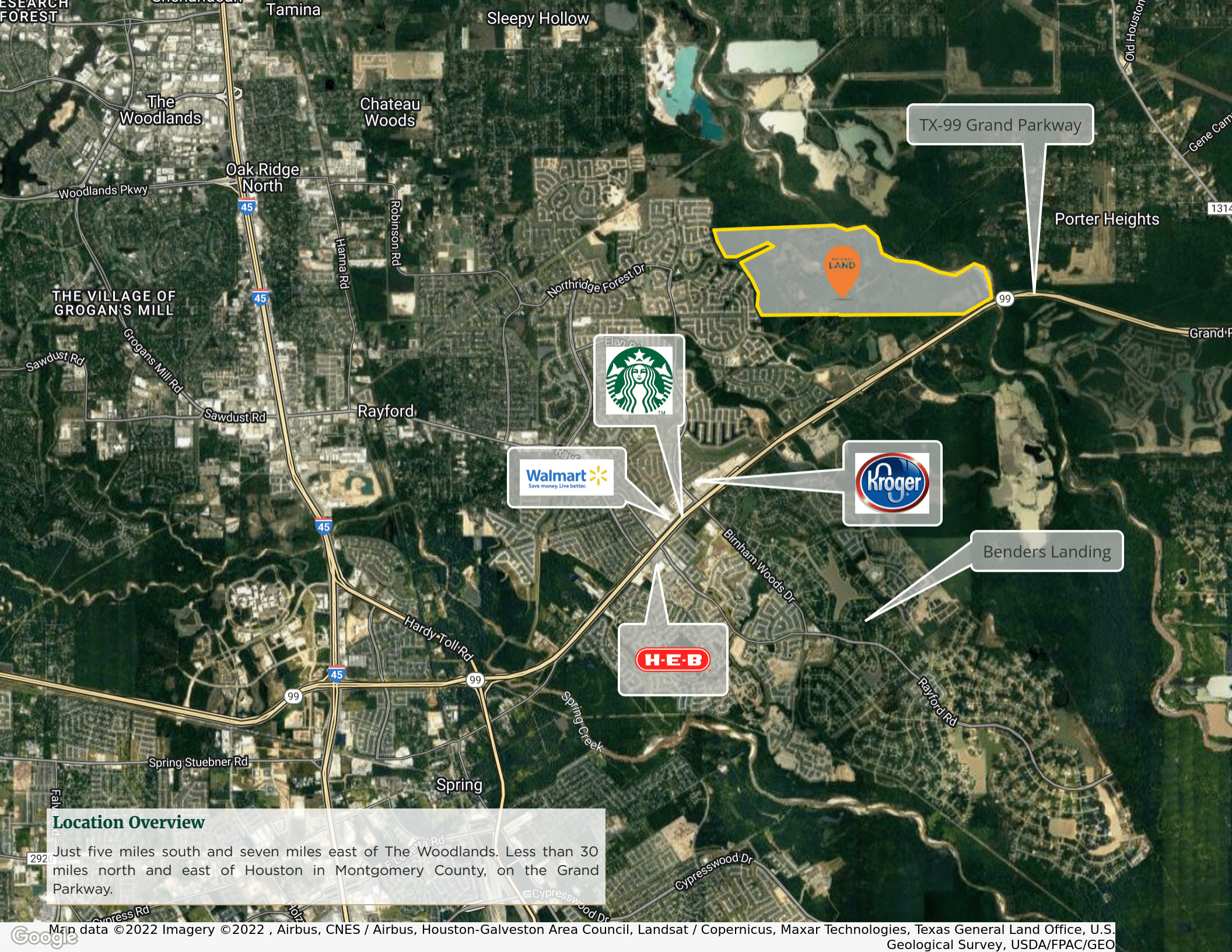
	0.5 Miles	1 Mile	1.5 Miles
Total Households	265	1,251	2,359
Total Population	904	4,068	7,420
Average HH Income	\$150,686	\$138,249	\$130,519

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TX-99 Grand Parkway

Porter Heights



Benders Landing

### Location Overview

Just five miles south and seven miles east of The Woodlands. Less than 30 miles north and east of Houston in Montgomery County, on the Grand Parkway.



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