



# 28103 Fm 2978 Road, Magnolia, TX 77354

7 acres on the corner of FM 2978 and Matthews Lane

**\$5,000,000.00 – List Price**

Presented By: Tamarah Curtis, Broker

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1488

Woodlands P

Tamina Rd

Terramont Dr

STERLING RIDGE

2978

Terramont Dr

Woodlands Pkwy

W Branch Crossing Dr

W Branch Crossing Dr

2978

Hardin Store Rd



2978

7 acres on the corner of FM 2978 and Matthews Lane! Over 580 feet on FM 2978 and 530+ feet on Matthews Lane. Curb cuts in place, upgraded drainage on FM 2978, no flood zone and great traffic count!

- Outside Local ETJ
- Tax Rate: 1.8587
- No Restrictions
- LP/SF: \$16.40
- Tax Acc #: 0078-00-02111
- Lot Size: 304,920 / Appr Dist
- A0078 - BROWN JAMES, TRACT 21A-1, ACRES 7

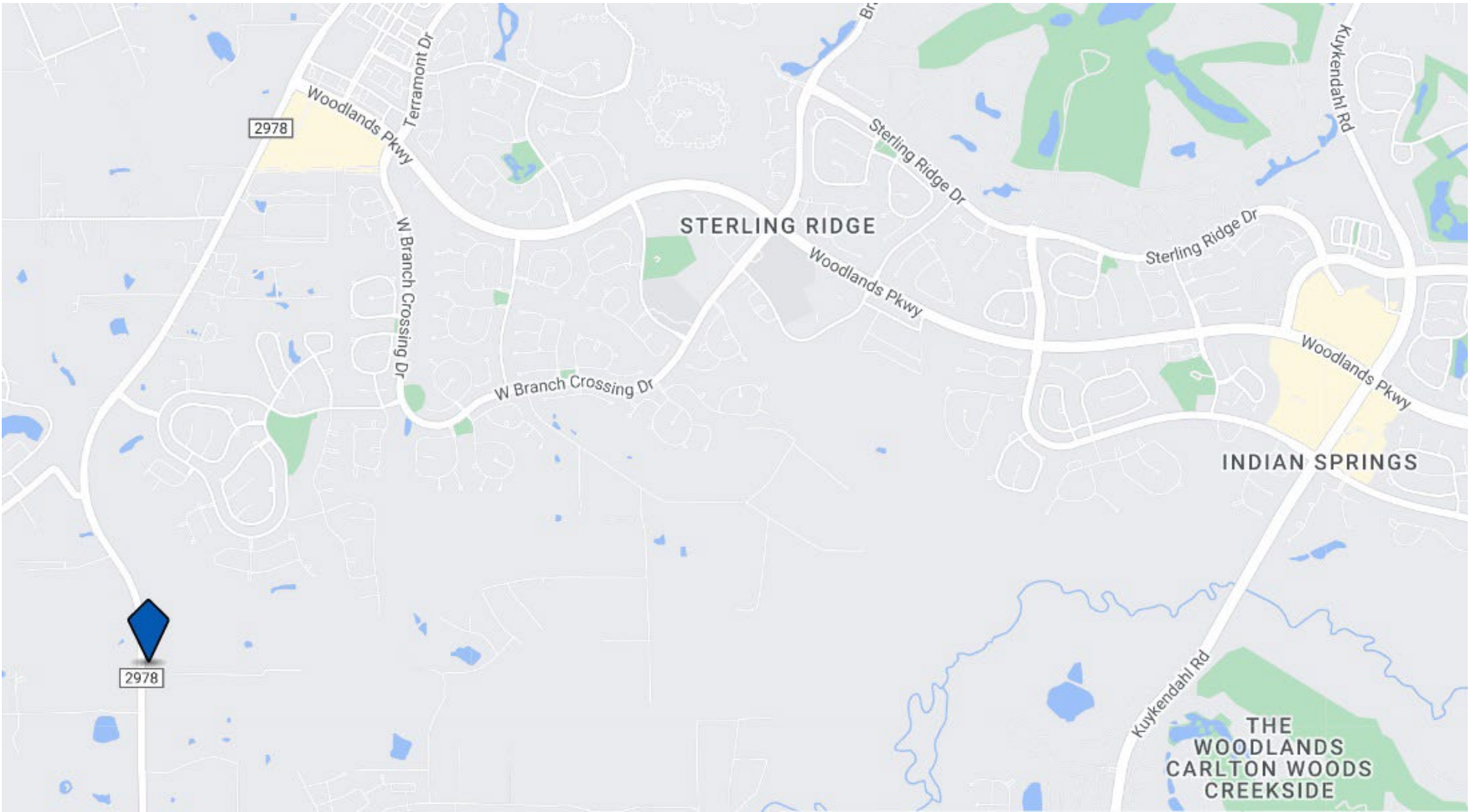


524'

581'

582'

533'



2978

STERLING RIDGE

INDIAN SPRINGS

2978

THE WOODLANDS  
CARLTON WOODS  
CREEKSIDE







