



**10 Acres Unrestricted with Morgan building.**

**500 S Pine Lake Rd Montgomery TX (city of Conroe)**

Asking \$1,250,000. MLS # 58649052

Prime for development of High End Residential, Commercial, Industrial. Land to the north and west is under construction for development.

Next door is new Pine Lake Cove Subdiv. Building 900 homes, a 241 unit apartment complex and commercial development. Pine Lake Rd is the next commercial corridor south of Lake Conroe.

Pine Lake Cove is in MUD 138. This 10 ac. is positioned to soon have access to MUD Water and Sewer by requesting city utilities. Best uses for the property is Development, Commercial, Industrial or a High-End Residence or a combination of the above. 1 br apt, barn, well, septic, 3 phase elec. Looking for acreage close to Lake Conroe and Hwy 105? This is it. Contact Broker. Ph 9365201420

**BUY IT BEFORE THE DEVELOPER NEXT DOOR DOES.**

**Do Not enter the land unaccompanied or without an appointment.**

Charles Horton, Broker. Arrow Heart Realty Texas TREC Lic 253875  
550 S Pine Lake Rd, Montgomery Texas 77316

NOTES: 500 S PINE LAKE RD, MONTGOMERY TX 77316 MLS# 58649052

10.019 ac has 230 ft fronting Pine Lake Rd. Gate is closed. Call for appt. High ground and slightly rolling. The high point is 80 feet higher than Lake Conroe. No flooding. 10 wooded acres are very close to Hwy 105, Lake Conroe, the best lake amenities and businesses near April Sound. Hwy 105 between Conroe and Montgomery is the strongest growth corridor north of The Woodlands. Montgomery ISD's newest schools serve this area.

Approx 1500 feet to the Hwy 105 corridor, the lake and April Plaza Marina. A new 900 home subdiv and new 241 unit Class A apts are under development on adjoining parcels.

The 10 ac: It's in Conroe city limits. Has a water well, aerobic septic and 3 phase elec. Fenced 3 sides. Unrestricted land. No zoning.

The 2000 sq ft Barndominium is a Morgan bldg with 1 br 1 ba approx 840 sq ft apartment. The 3 stall garage is approx 1160 sq ft. Metal exterior. Window unit AC and heat. Wood burning stove.

Next to the new Pine Lake Cove Subdiv. Pine Lake Cove is in Municipal Utility District 138. Request utilities from city of Conroe. The developer owns the land across the fence behind and beside this 10 ac.

The new subdivision under construction next door is bringing Central Water and Sewer just across the fence.

This area of South Pine Lake Rd will develop as Commercial frontage.

**BUY IT BEFORE THE DEVELOPER NEXT DOOR DOES.**

Contact Broker. 9365201420 or Charles@arrowheartrealty.com