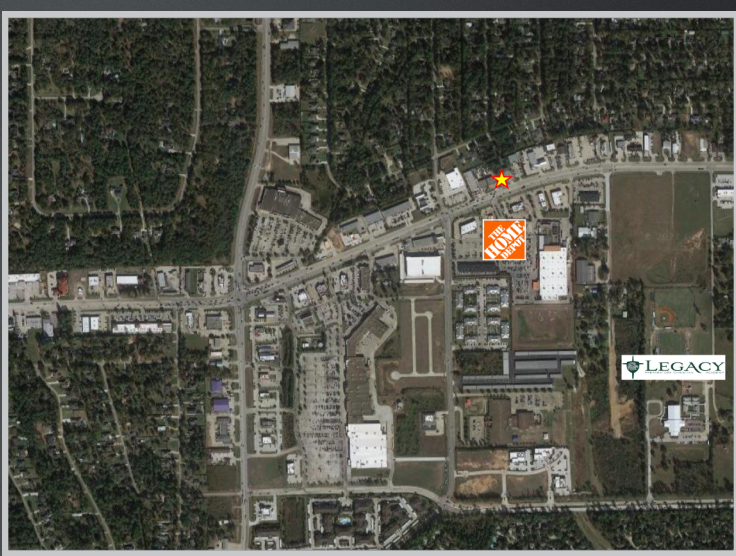


Commercial Lot with Great Frontage in The Woodlands

00 FM 1488 @ FM 2978

Magnolia Mailing Address, Woodlands Area Location!



DESCRIPTION

- One of the last undeveloped lots between FM 2978 & I-45
- 80' Frontage on heavily trafficked FM 1488
- Heavily developed area
- Close to The Woodlands, Conroe & Magnolia
- Rapid access to I-45 N to the east and the new Aggie Highway (249 Expressway) to the west.
- Not in the floodplain
- Income producing sign lease travels with the property.

FEATURES

Price:	\$680,000.00
Lot Size:	.4322-Acres
Zoning:	Commercial
Taxes:	1.9722
VPD:	43,619

DETAILS

Not in the floodplain
 All utilities available
 High Traffic Count
 80' Frontage on FM 1488
 Incoming producing sign lease



Marlowe Commercial Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

