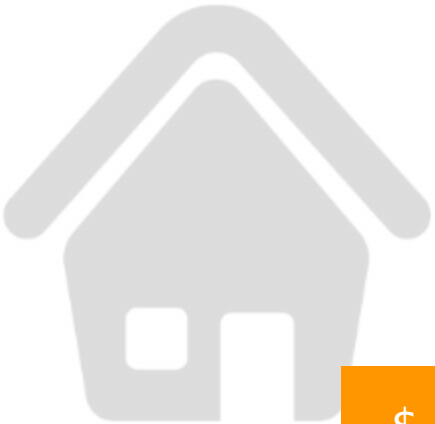


$ 599,000.00

# 13452 PARK

https://houston-re.com

13452 Park

- Lots
- Active

Beautiful unimproved wooded lot in the much sought after Conroe School District, zoned for The Woodlands HS. To build or develop. 7.94 acres to do as you please! DR Horton is developing the land adjacent to this tract to the West. Future extension of Old Conroe Rd has been approved...

## BASIC FACTS

**MLS #:** 52461499

**Date added:** 06/14/23

**Post Updated:** 2023-06-14 20:31:35

**Status:** Active

**Lot size:** 346293 sq ft

## PROPERTY DETAILS

**Parcel Number:** 0019-00-00386

**Lot Desciption:** Wooded

**List Type:** Exclusive Right to Sell/Lease

**Subdivision:** Hodge James

**Price Sq Ft List:** 1.73

**Acres:** 7.9498

**Contract Type:** Unimproved Property

**Restrictions:** No Restrictions,Unknown/Verify

## PROPERTY FEATURES

**Road Surface:** Asphalt

**Gas:** Availability Unknown

**Electric:** Electric Available

**Cable:** Available

**Water Sewer:** No Sewer,No Water

## LOCATION DETAILS

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From FM1488 go north on Old Conroe Rd, left on Park Avenue, Property on left. No sign on Property. Look for the mailbox for 13450.



**School Elementary:** BUSH ELEMENTARY SCHOOL (CONROE)

**School Middle:** MCCULLOUGH JUNIOR HIGH SCHOOL

**School High:** THE WOODLANDS HIGH SCHOOL

## MISCELLANEOUS

**Realist Block:** No Restrictions,Unknown/Verify

**Lot Use:** Manufactured Home,Other,Single-Family

**Disclosures:** No Disclosures

**Range:** No Restrictions,Unknown/Verify

**Legal:** A0019 - HODGE JAMES, TRACT 3C-3, S661200 RES C, ACRES 7.9498

## FEES & TAXES

**Tax Amount:** $ 1,102.00

**Tax Year:** 2021

## COURTESY OF

**List Office Name:** Houston International Realty