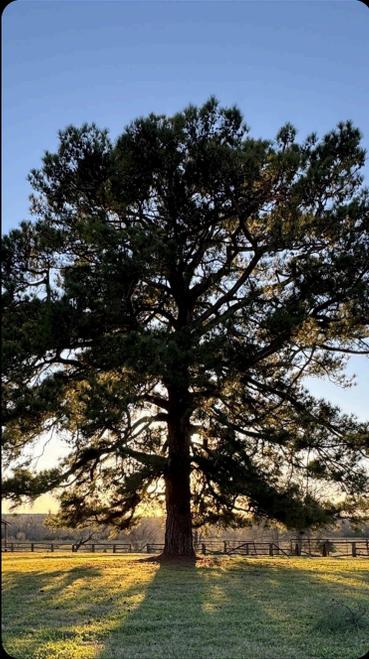


In total, approximately 800 acres are available through existing listings and combined purchase options – ideal for ranch buyers, multi-generational ownership, or long-term land investment.



3920 Spring Branch Road, Montgomery, TX 77316

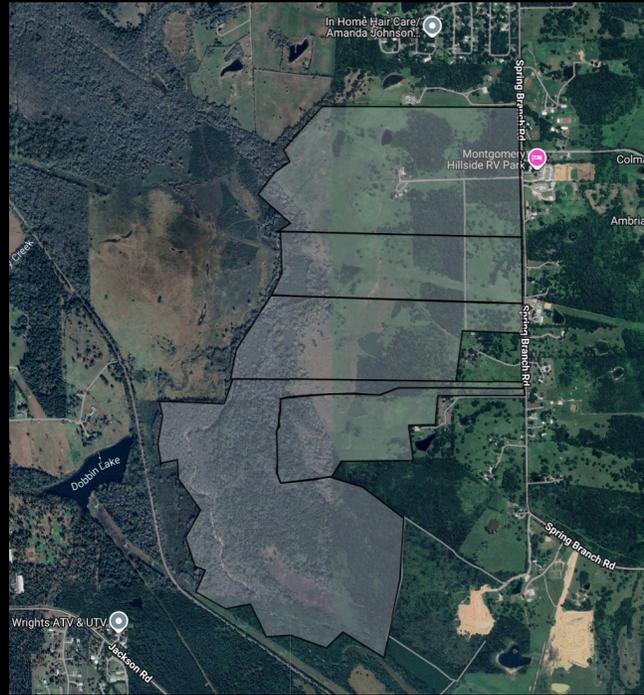
FOR ADDITIONAL INFORMATION  
& PRICING CALL:

Tamarah Courtright Curtis, Broker  
(832) 876-7097  
(844) 936- SOLD  
tamarah@crp-tx.com

Jay Garrison, Realtor  
(936) 525-0299  
jay@crp-tx.com

Jenny Guinn Bosley, Realtor  
(936) 827-7565  
jenny@crp-tx.com

(936) 756-8083  
(844) TXSELLS  
11133 Interstate 45 S, Suite 110  
Conroe, Texas 77302



Scan to view video





# LX Ranch up to 798 ac Frac Sand Opportunity

TOTAL ACREAGE AVAILABLE: 100-798ACRES

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LOCATION: 3920 SPRING BRANCH RD, MONTGOMERY, TX 77316

PRESENTED BY –TAMARAH COURTRIGHTCURTIS, BROKER

CREIGHTON REALTY PARTNERS

832-876-7097 M OR TAMARAH@CRP-TX.COM

# FracSand Opportunity

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- **Subdivision Options:** Can be subdivided and sold separately with a qualified offer
- **Testing & Analysis:** Conducted by Lonquist & Co., LLC
- **API Standard Testing Results:**
  - Sieve analysis confirms 40/140 mesh size distribution
  - Meets API standards for bulk density and turbidity
  - Acid solubility and crush resistance tested with detailed results
- **Market Potential:** Suitable for use in hydraulic fracturing operations
- **Full Report Available:** The complete frac sand test report is available upon request

# Location & Accessibility

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- **Distance to Major Routes:**

- 4 miles to Hwy105
- 20 miles to I-45
- 50 miles to College Station
- 54 miles to Maddisonville
- 229 miles to Pleasanton

- **Nearby Infrastructure:**

- PlantersvilleDobbin Water available at the street
- MUD 223 creation signed by the State

# Investment Potential

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- Prime land investment with multiple uses including agriculture, residential, and energy sector
- High demand for frac sand in oil and gas industry
- Flexible sale options to accommodate buyers interested in entire acreage or frac sand subdivision

Montgomery County, Texas, has experienced significant population growth in recent years, positioning it among the fastest-growing counties in both the state and the nation.

## Statewide Growth:

- **Recent Increases:** Between 2022 and 2023, Montgomery County's population grew by approximately 4.7%, increasing from 679,554 to 711,354 residents.
- **Historical Growth:** From 2010 to 2020, the county's population expanded by 36.1%, adding 164,697 people, making it the eighth-fastest-growing county in Texas during that period.

## National Context:

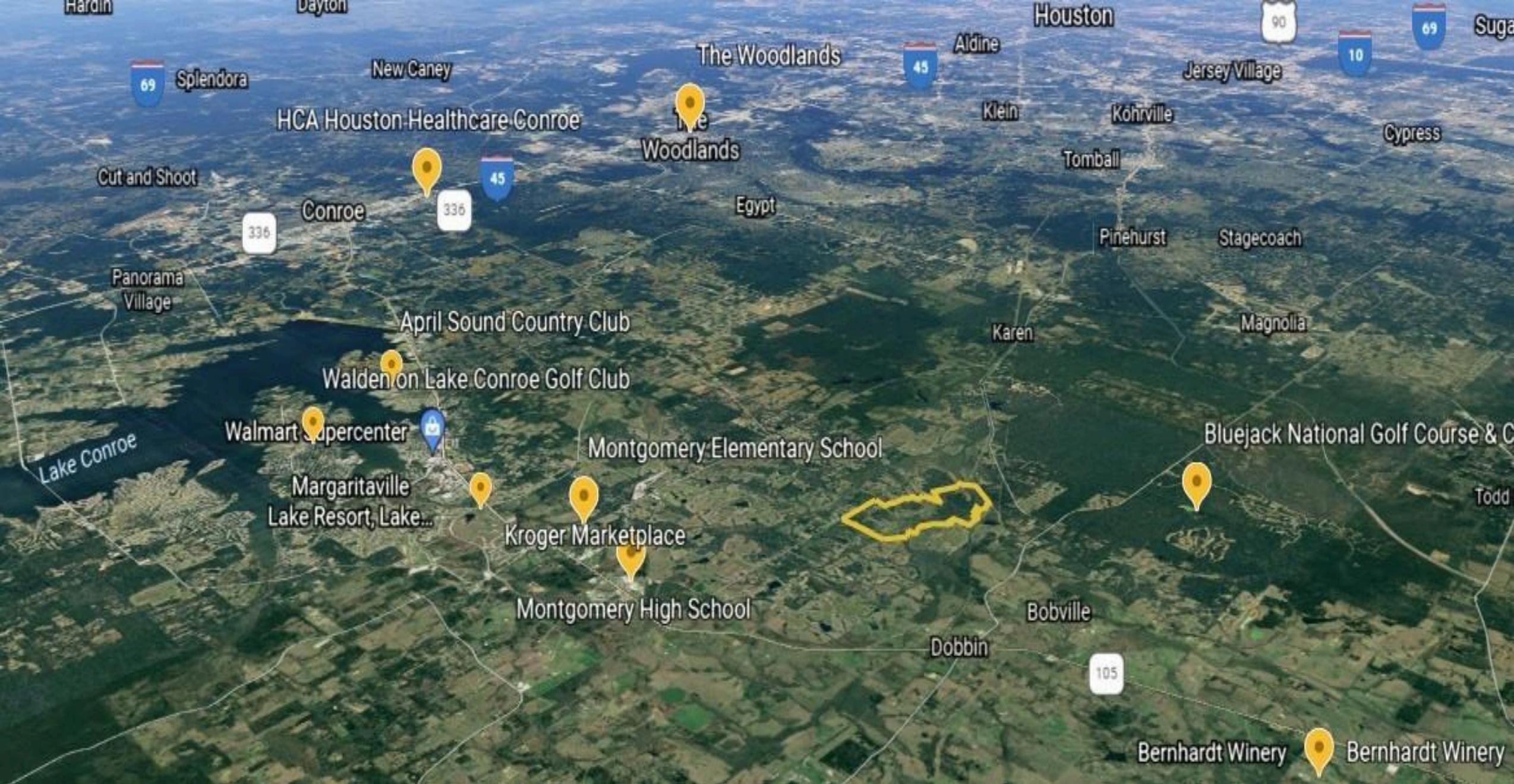
- **Top Growth Rankings:** In the period from 2022 to 2023, six of the ten fastest-growing counties in the U.S. were in Texas, with Montgomery County being a significant contributor.

• **Zoning:** Unrestricted

• **Features:**

- Fenced and cross-fenced
- Agricultural exemption in place
- Healthy ponds and tanks throughout the property
- One house plus outbuildings
- Over 3,900 feet of road frontage
- Western boundary along Lake Creek
- Utilities available at the street

- Legal Desc:A0030  
RANKINWM,  
TRACT39(SPLIT  
FORAG),ACRES  
789 +/-
- **0016-00-05000**
- **0016-00-03900**
- **0030-00-03900**
- **0016-00-03400**
  
- Tax Rate – 1.869



Hardin

Dayton

Houston

Suga



Splendor

New Caney

The Woodlands



Aldine



Jersey Village



Cypress

HCA Houston Healthcare Conroe

The Woodlands

Klein

Kohrville

Cut and Shoot

Conroe



Egypt

Tomball

Pinehurst

Stagecoach

Panorama Village

April Sound Country Club

Karen

Magnolia

Walden on Lake Conroe Golf Club

Walmart Supercenter

Montgomery Elementary School

Bluejack National Golf Course & C

Lake Conroe

Margaritaville Lake Resort, Lake...

Kroger Marketplace

Montgomery High School

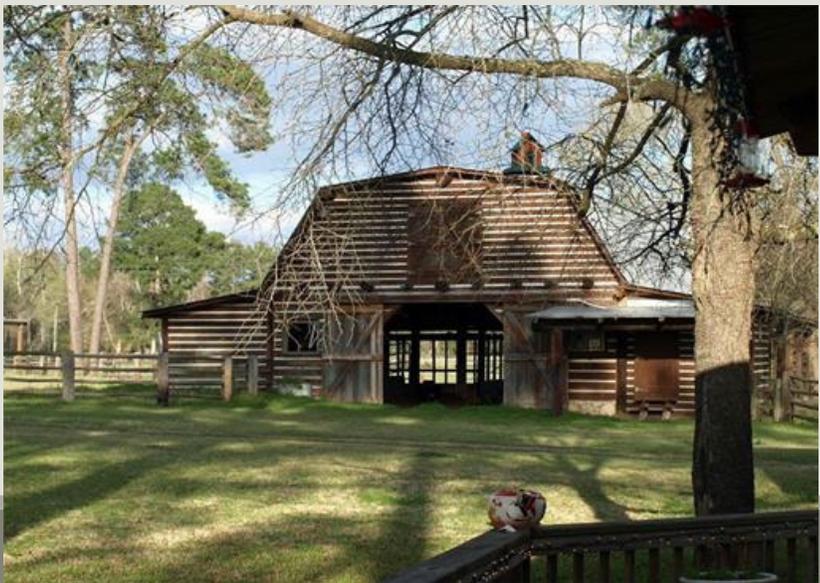
Bobville

Dobbin



Bernhardt Winery

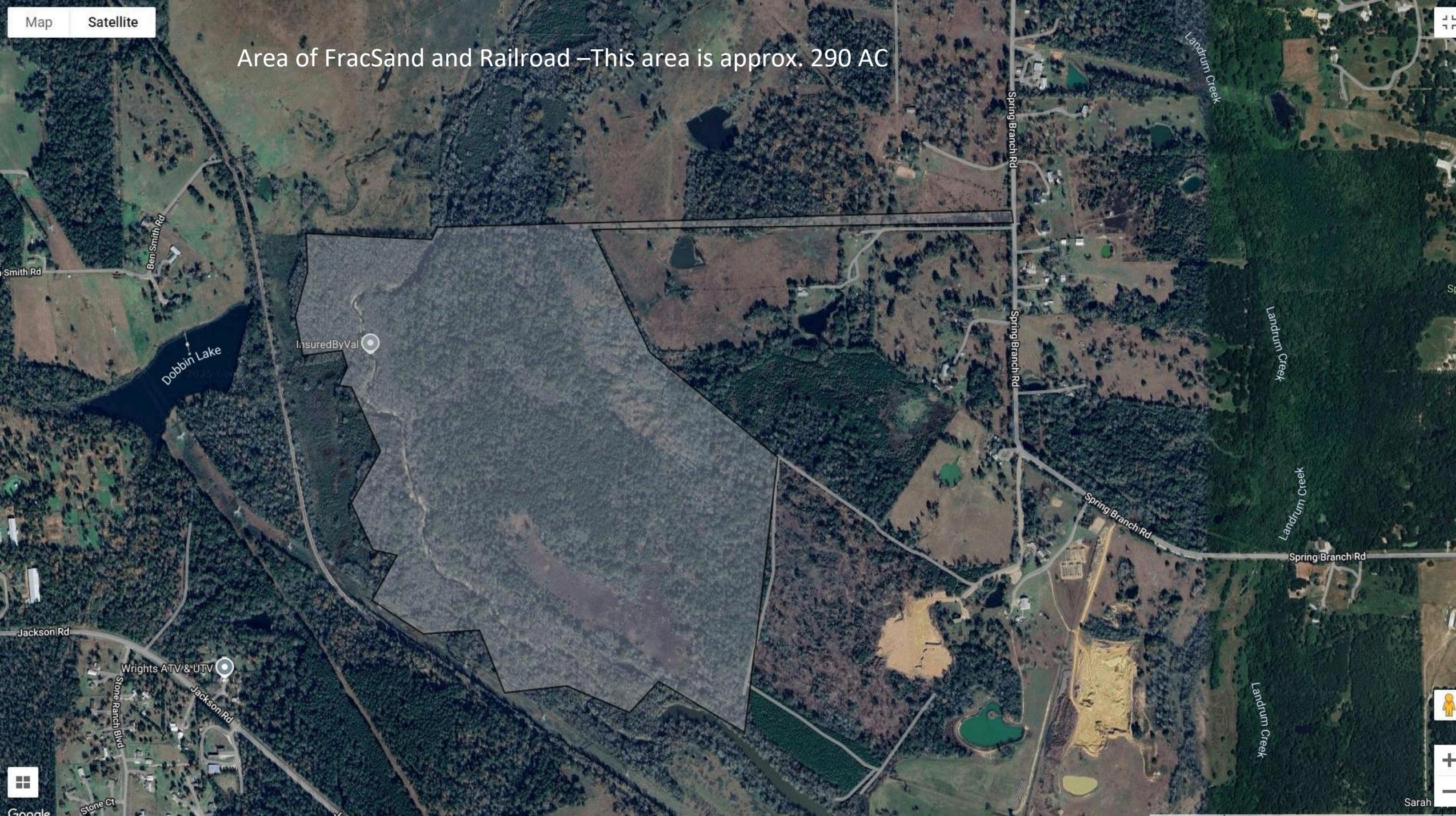
Bernhardt Winery







Area of FracSand and Railroad –This area is approx. 290 AC



Dobbin Lake

InsuredByVal

Wrights ATV & UTV



