

## PROPERTY HIGHLIGHTS AND UPGRADES:

26164 Grand Pines Road, Magnolia, Texas, 77355

- Location – Grand Pines, Magnolia TX
- Community – Fast Growing Brown Soloman
- Direct Access – FM 2920, Hwy 99, FM 249, and Hwy 290
- Parcels – Beautiful Trees
- Positioned – Perfect visibility
- Redevelopment - A prime redevelopment location opportunity
- Deed Restrictions - Available
- Utilities - Developing in the surrounding areas
  1. Water well and septic
  2. Electricity
  3. Natural gas, and
  4. Cable availability
  
- Market growth – Long-term appreciation
- Why Buyers Target Grand Pines / Brown Soloman
  1. High-growth redevelopment zone with strong builder activity
  2. Flexible lots suitable for huge projects
  3. New construction driving long-term appreciation
  4. Proximity to major highways, shopping, dining, and entertainment in The Woodlands and the Houston Premium Outlets.
  
- Benefits –
  1. Prime Land in a thriving growth zone
  2. Lower tax rate
  3. Utilities available
  4. Redveloped zone
  5. Survey Available
  6. Exceptional value with investment-friendly pricing that positions you for long-term gains and immediate equity potential

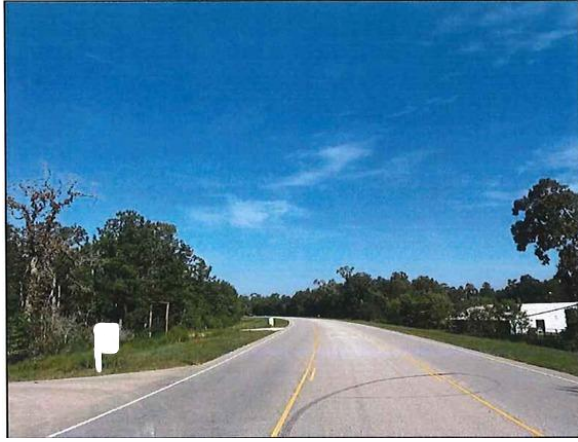


Shantel Landry, *REALTOR*®

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7. Country Living – Horses welcomed! Leisure Ranch
8. Primary Residence – Single Family Home, Manufactured Home
9. Storage Welcomed – Mobile homes, boats, guest houses, hobby workshops, etc...

?QUESTIONS? – reach out: [slandryrealty@gmail.com](mailto:slandryrealty@gmail.com)



The image depicts property street view.



The image depicts property view before site clearing.

