

80 acres | Tommy Smith Road
Tommy Smith Road
Conroe, TX 77306

\$1,214,205
80.94± Acres
Montgomery County



MORE INFO ONLINE:
www.homelandprop.com

**80 acres | Tommy Smith Road
Conroe, TX / Montgomery County**

SUMMARY

Address

Tommy Smith Road

City, State Zip

Conroe, TX 77306

County

Montgomery County

Type

Undeveloped Land, Recreational Land, Commercial

Latitude / Longitude

30.2363985081 / -95.2801017037

Acreage

80.94

Price

\$1,214,205

Property Website

<https://homelandprop.com/property/80-acres-tommy-smith-road/montgomery/texas/73238/>



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PROPERTY DESCRIPTION

80+ acres in the heart of the next development wave. New developments and new schools under construction in the area/region. Dual access. Electricity and community water available along Tommy Smith Rd. 1st time open market offering as offered. Wooded in native and natural trees and vegetation. Low traffic county maintained, paved road. Rural/suburban setting, yet close to amenities.

Utilities: Electricity available, Water Available

Utilities: Entergy, Clear Springs Water

School District: Conroe ISD

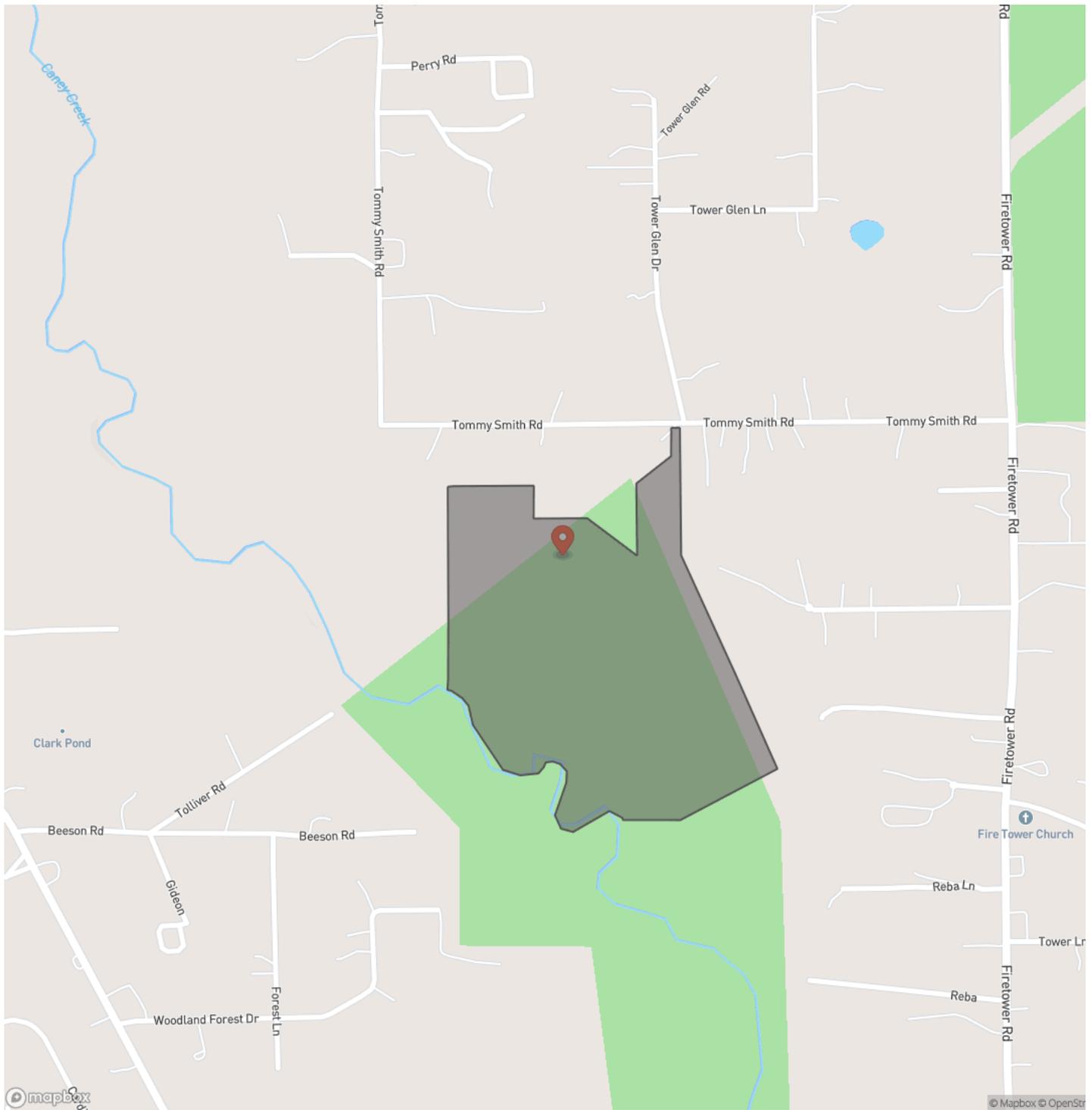


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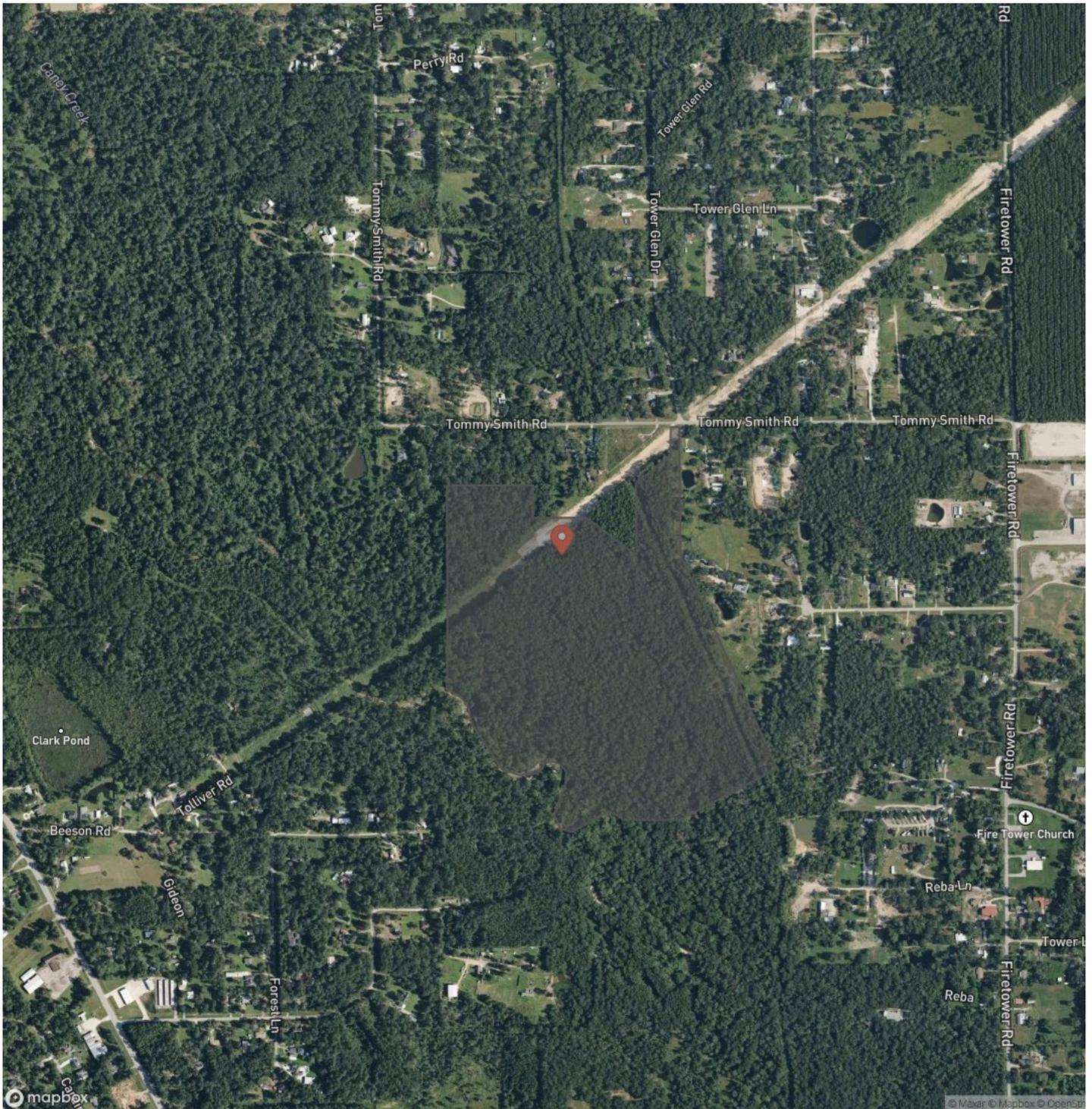
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Locator Map



Satellite Map



DISCLAIMERS

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Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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