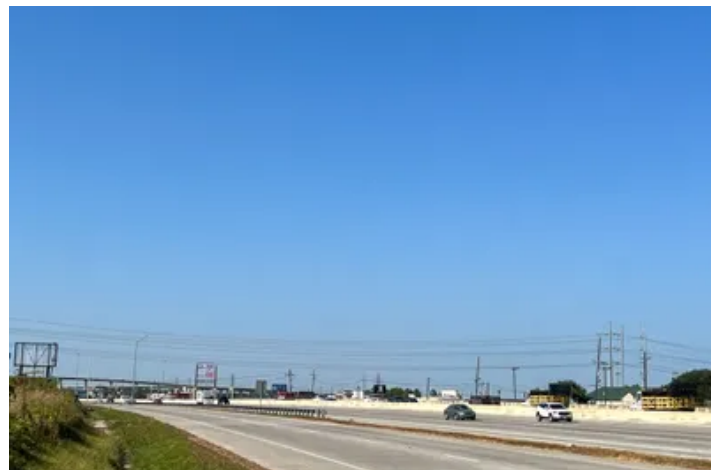


4 Acres | US Highway 59
US Highway 59
New Caney, TX 77357

\$2,094,809
4.110± Acres
Montgomery County



MORE INFO ONLINE:
www.homelandprop.com

4 Acres | US Highway 59
New Caney, TX / Montgomery County

SUMMARY

Address

US Highway 59

City, State Zip

New Caney, TX 77357

County

Montgomery County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

30.139763 / -95.224423

Acreage

4.110

Price

\$2,094,809

Property Website

<https://homelandprop.com/property/4-acres-us-highway-59-montgomery-texas/82134/>



MORE INFO ONLINE:

www.homelandprop.com

4 Acres | US Highway 59
New Caney, TX / Montgomery County

PROPERTY DESCRIPTION

Big frontage/exposure on US 59 frontage road, just north of Grand 99, near Valley Ranch Town Center and New Caney High School. Additional rear access on Cuttler Rd. 2 driveways on frontage. Multiple use commercial property. Electricity and water available. Clean site. TxDOT AADT of 101,516 in 2022.

Utilities: Electricity Connected, Water Available (subject to confirmation)

Utility Provider: Entergy

School District: New Caney ISD



MORE INFO ONLINE:

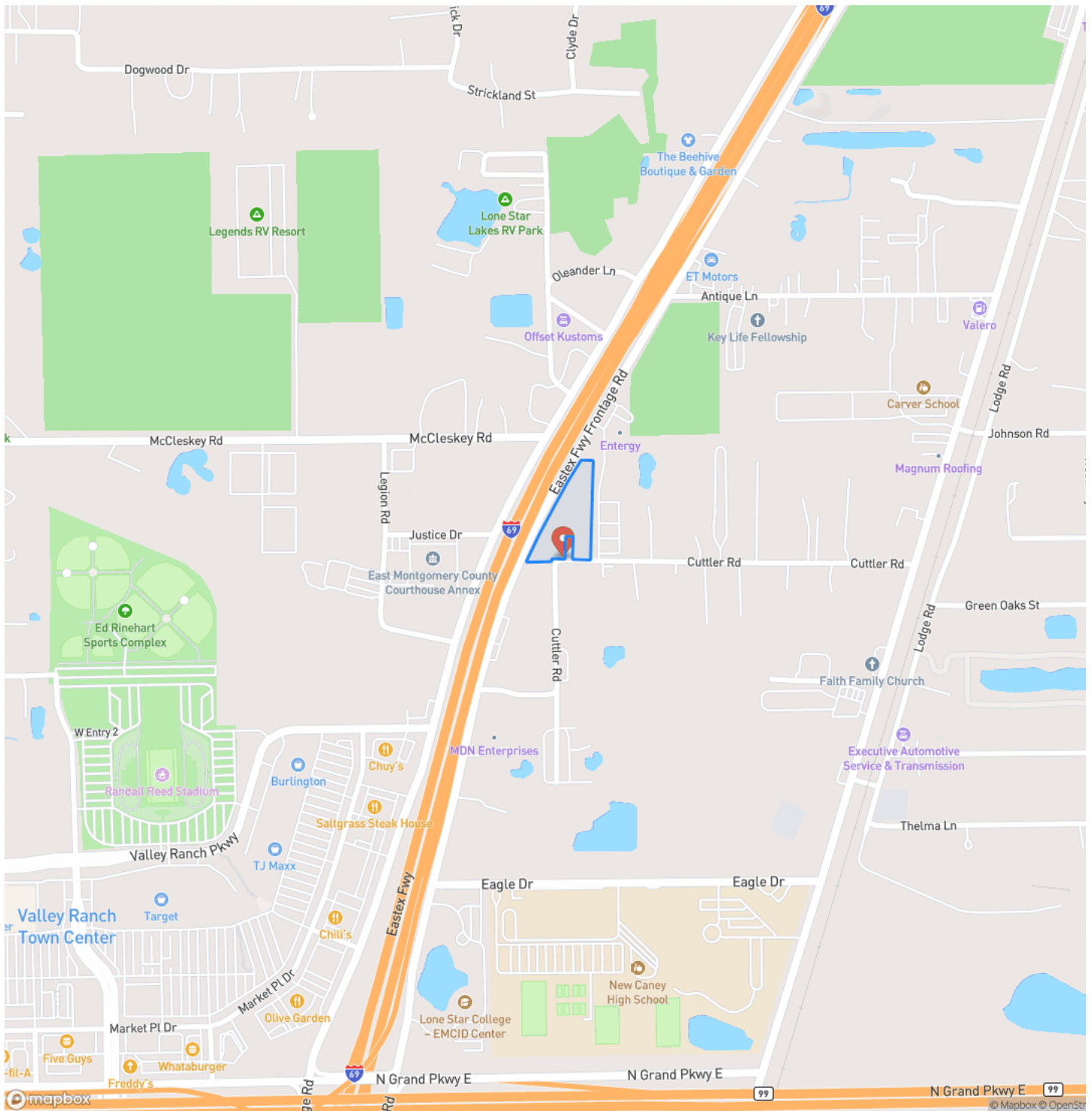
www.homelandprop.com

4 Acres | US Highway 59
New Caney, TX / Montgomery County

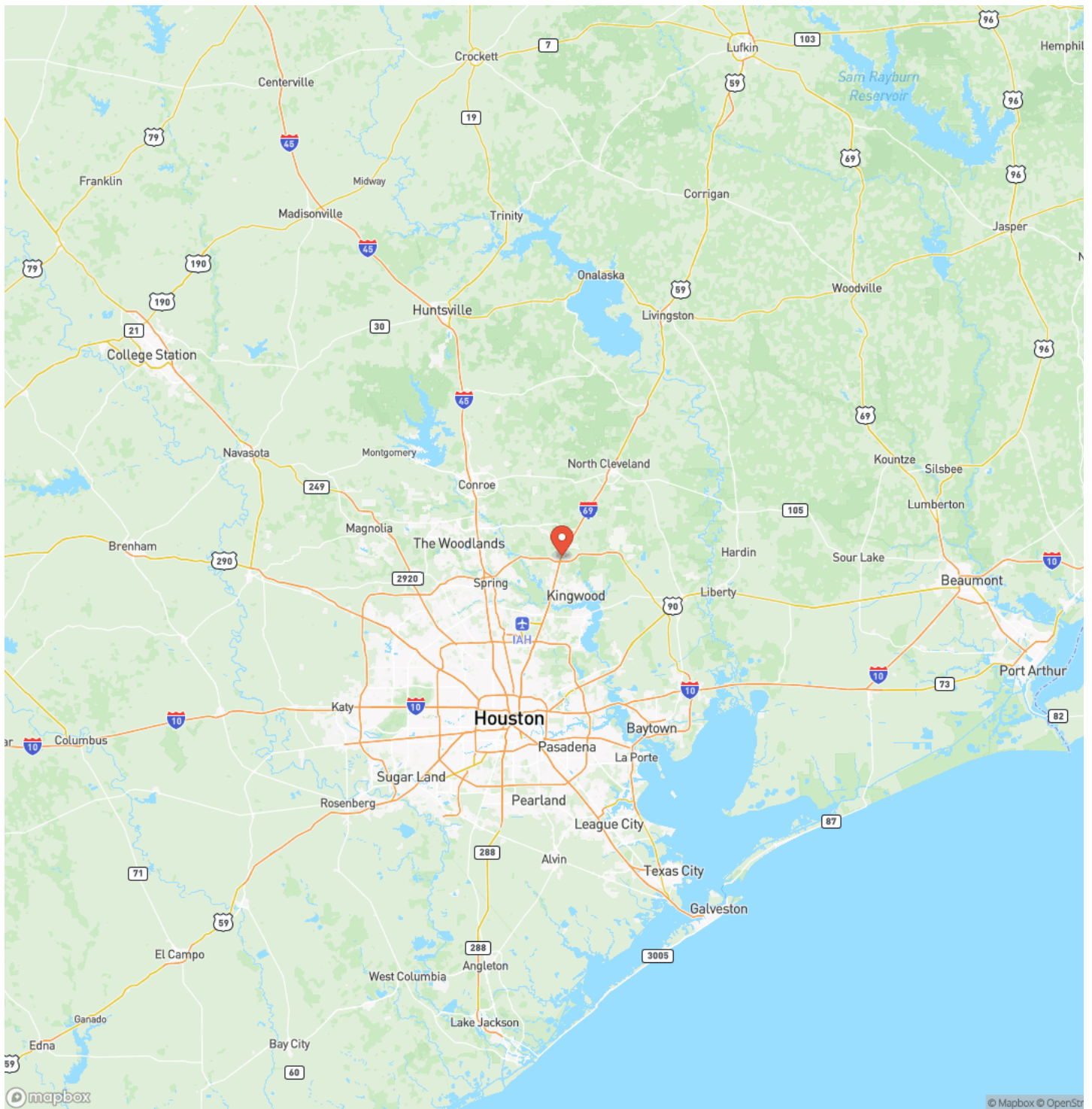


MORE INFO ONLINE:
www.homelandprop.com

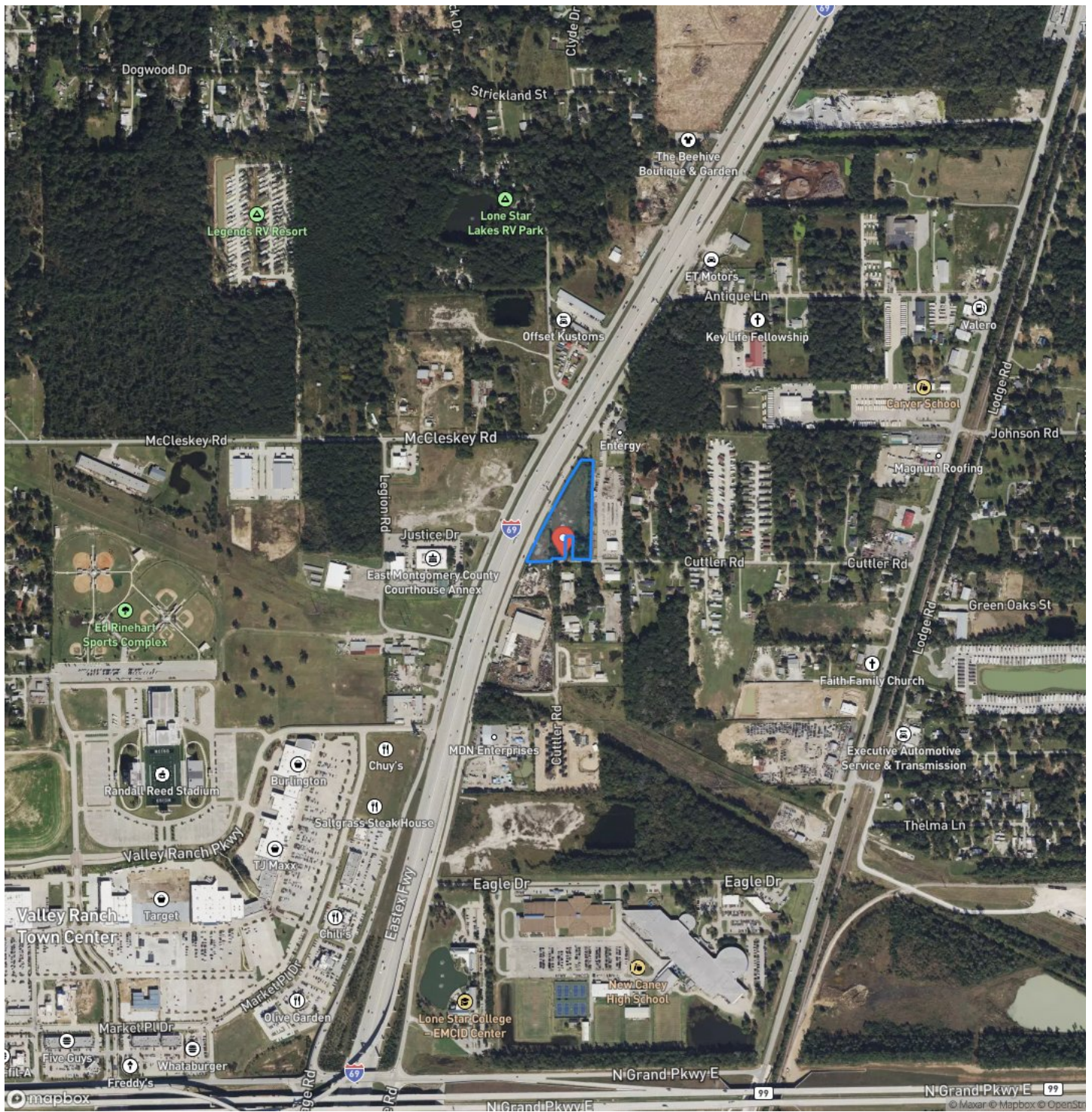
Locator Map



Locator Map



Satellite Map



4 Acres | US Highway 59
New Caney, TX / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

Mobile

(936) 295-2500

Email

agents@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Listing Disclaimer

The use and/or reproduction of any marketing materials generated by HomeLand Properties, Inc. and/or its associated clients, including, but not limited to, maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without written consent. The information contained herein is from sources deemed reliable but is not guaranteed by HomeLand Properties, Inc. The offerings are subject to change in price, errors, omissions, prior sales or withdrawal without notice. This disclaimer supersedes any & all information published by other MLS sites whether by permission or not, including, but not limited to, co-broker fees, if any. Acreage size and dimensions are approximate. County Appraisal District (CAD) market and tax values, as well as acreage size and/or shape, are not applicable to real estate market conditions and/or this solicitation, other than for ag value (1D1) purposes.

Title and Survey Disclaimer

Expense subject to negotiation. Seller requires use of seller's preferred surveyor/title company.

Mineral Disclaimer

Oil and gas minerals have been reserved by prior owners. Other reservations subject to title and/or sellers contract when applicable.

Easement Disclaimer

Visible and apparent and/or marked in field.

Tax Disclaimer

Properties may qualify for future exemption subject to usage.

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.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com