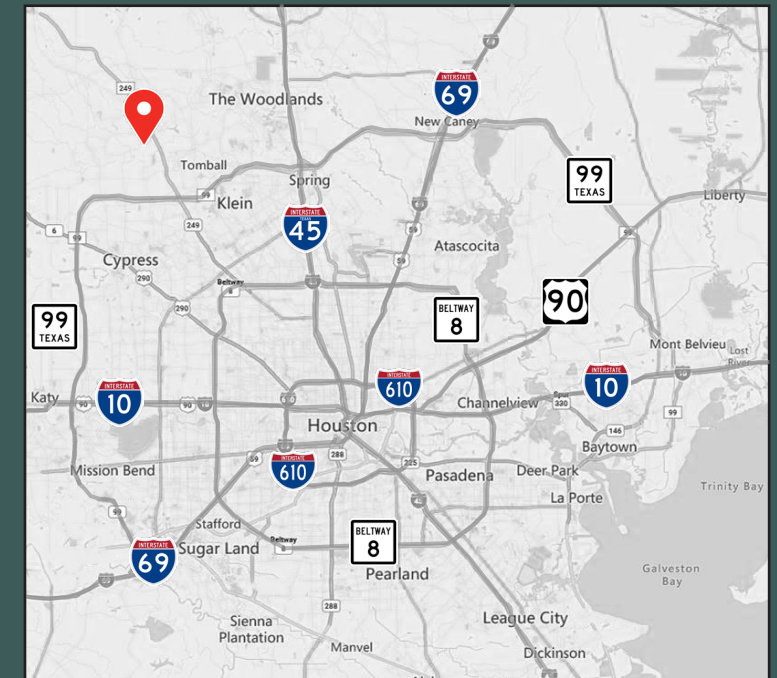


Land for Sale:

94.73 AC

Magnolia, TX



Contact

Tommy LeBlanc, Partner
tleblanc@mlbcre.com

John-Michael Kamel, Vice President
jmkamel@mlbcre.com

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Property Features

- **PRICE:** Call for pricing
- **LOCATION:** 26119 Decker Prairie Rosehill Rd
Magnolia, TX 77355
- **SIZE:** 94.73 AC
 - Tract 1: 46.55 AC
 - Tract 1A: 1.63 AC
 - Tract 2: 41.3 AC
 - Tract 3: 5.25 AC
- **FRONTAGE:**
 - Decker Prairie Rosehill Rd: $\pm 300'$
 - Shiel Rd: $\pm 2,300'$
- **UTILITIES:**
 - Water well & Septic
 - Decker Prairie MUD is located in close proximity to the subject
- **DETENTION:** Onsite detention likely required
- **ENCUMBRANCES:** Property is free and clear of floodplain and oil & gas wells.
- **SCHOOL DISTRICT: Tomball ISD**
 - Decker Prairie Elementary School
 - Tomball Intermediate School
 - Tomball Junior High School
 - Tomball High School



Area Overview

2023 Tax Rates

District	Description	2023 Rate
CAD	Appraisal District	0.0000
F10	Emergency Serv Dist #10	0.0852
GMO	Montgomery Cnty	0.9742
HM1	Mont Co Hospital	0.0502
JNH	Lone Star College	0.1078
Total		1.8474

Demographics & Traffic Counts

Population		
	1 Mile	3 Miles
	1,671	20,503
Median Household Income		
	1 Mile	3 Miles
	\$100,122	\$126,563
Traffic Counts		
	Decker Prairie Rd	8,185 CPD

Source: CoStar

