



**\$675,000.00**

## **17741 TX-75, WILLIS, TX 77378, USA**

<https://test.houston-re.com>



**AWESOME OPPORTUNITY! – NORTH MONTGOMERY COUNTY!**  
Beautiful +/- 3 UNRESTRICTED ACRES in Willis TX! Here you have 472 feet of HIGHWAY 75 ROAD FRONTAGE! Plus approx. 1416 Sq.Ft. single family home with a 2 car garage. Minutes from I-45 and the New Willis HEB/shopping center! EXPERIENCE THE AREA GROWTH! Willis is being developed by some [...]

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## **Rooms & Units Description**

**Property title:** 17741 Highway 75 Willis Texas 77378

**Room Description:** 1 Living Area

**Photo Count:** 45

**Key Map:** 97B

**Room Count:** 6

**Bed Room Description:** All Bedrooms Down

**Original List Price:** 675000.00



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## Property Details

|                                           |                                                       |
|-------------------------------------------|-------------------------------------------------------|
| <b>Parcel Number:</b> 0023-00-05100       | <b>Lot Description:</b> Cleared                       |
| <b>Style:</b> Ranch,Traditional           | <b>List Type:</b> Exclusive Right to Sell/Lease       |
| <b>Price Sq Ft List:</b> 476.69           | <b>Acres:</b> 3.043                                   |
| <b>Acres Description:</b> 2 Up to 5 Acres | <b>Dwelling Type:</b> Free Standing                   |
| <b>Stories:</b> 1                         | <b>Restrictions:</b> No Restrictions, No Restrictions |

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## Property Features

|                                                  |                                              |
|--------------------------------------------------|----------------------------------------------|
| <b>Roof:</b> Composition                         | <b>Foundation:</b> Pier & Beam               |
| <b>Garage Desc:</b> Attached/Detached Garage     | <b>No Of Garage Cap:</b> 2                   |
| <b>Heat System:</b> Central Electric             | <b>Cool System:</b> Central Electric         |
| <b>Kitchen Desc:</b> Kitchen open to Family Room | <b>Water Sewer:</b> Public Water,Septic Tank |
| <b>Siding:</b> Wood                              |                                              |

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## Fees & Taxes

|                         |                         |
|-------------------------|-------------------------|
| <b>Tax Rate:</b> 1.8448 | <b>Tax Amount:</b> 1554 |
| <b>Tax Year:</b> 2021   |                         |

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## Basics

|                      |                                           |
|----------------------|-------------------------------------------|
| <b>Baths Full:</b> 2 | <b>Year Built Src:</b> Appraisal District |
|----------------------|-------------------------------------------|

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## Location Details



**Area:** 19

**School District:** 56 - Willis

**School Elementary:** PARMLEY  
ELEMENTARY SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Geo Market Area:** Willis Area

**Zip:** 77378

**County Or Parish:** Montgomery

**Directions:** Follow I-45 N to TX-75 N. Take exit 98 from I-45 N. Turn left onto TX-75 N. Property is on the left.

**School Middle:** LYNN LUCAS MIDDLE SCHOOL

**Subdivision:** LINDLEY SAMUEL

**State:** Texas

**City:** Willis

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## Miscellaneous

**Annual Maint Desc:** No

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**DOM:** 231

**Realist Block:** No Restrictions

**Exemptions:** Homestead,,,,,,,,,,

**Legal:** A0023 LINDLEY SAMUEL, TRACT 51, ACRES  
3.043

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## Courtesy of

**List Office Name:** LPT Realty, LLC

