

\$3,000,000.00

8615 STANDARD RD, MAGNOLIA, TX 77354, USA

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



UNRESTRICTED PROPERTY IN A GROWING AREA WITH GREAT POTENTIAL!! Nestled in between Toll Brothers – North Grove & Lakes of Black Oak subdivisions w easy access to The Woodlands. Prime Location for Storage Buildings, Office Building or other Commercial Business. You don't want to miss out on this great investment opportunity!

Rooms & Units Description

Property title: 8615 Standard Magnolia Texas 77354

Room Count: 4

Room Description: 1 Living Area

Bed Room Description: All Bedrooms Down

Master Bath Desc: Primary Bath: Tub/Shower Combo

Photo Count: 7



Property Details

Parcel Number: 0078-00-08800
Style: Ranch
Price Sq Ft List: 2272.73
Acres Description: 1 Up to 2 Acres
Stories: 1
Restrictions: No Restrictions, No Restrictions

Lot Description: Cleared
List Type: Exclusive Right to Sell/Lease
Acres: 1.8
Dwelling Type: Free Standing
Floors: Carpet,Tile

Property Features

Exterior: Back Yard,Porch,Storage Shed
Roof: Composition
Garage Carport: Additional Parking
Carport Spaces Count: 3
Cool System: Central Electric
Energy: Ceiling Fans,High-Efficiency HVAC,Insulation
- Batt
Oven Type: Convection Oven
Water Sewer: Septic Tank,Well
Siding: Brick

Interior: Crown Molding,Fire/Smoke Alarm
Foundation: Slab
Carport Description: Detached Carport
Heat System: Central Electric
Pool Private: 1, In Ground
Kitchen Desc: Island w/o Cooktop,Pantry
Dishwasher: 1
Microwave: 1

Fees & Taxes

Tax Rate: 1.9722
Tax Year: 2021

Tax Amount: 3282

Basics

Baths Full: 2
Year Built Src: Appraisal District



Location Details

Area: 15
School District: 36 - Magnolia

School Elementary: CEDRIC C. SMITH ELEMENTARY SCHOOL

School High: MAGNOLIA HIGH SCHOOL

Geo Market Area: Magnolia/1488 East

Zip: 77354

County Or Parish: Montgomery
Directions: from 1488 turn on 2978. Continue straight to stay on FM2978 5.0 mi. Turn left onto Hufsmith Conroe Rd 0.2 mi. Turn left onto Standard Rd Destination will be on the right

School Middle: BEAR BRANCH JUNIOR HIGH SCHOOL

Subdivision: Southeast Mag-Abst-A9

State: Texas

City: Magnolia

Miscellaneous

Annual Maint Desc: No
Connections: Electric Dryer Connections,Washer Connections
Exemptions: Homestead,,,,,,,,,
Range Type: Electric Cooktop
DOM: 597

Realist Block: No Restrictions
Disclosures: Sellers Disclosure
Finance Available: Cash Sale,Conventional,FHA,Investor,VA
Legal: A0078 - BROWN JAMES, TRACT 88, ACRES 1.8

Courtesy of

List Office Name: Patrons Realty

