

3.3 Acres on M.P. Clark Road

Little Egypt Road & M.P. Clark Road | Conroe, Texas, 77304

For additional information:
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Property Highlights

- 3.3 Acres located on the NWC and SWC of the recently completed M.P. Clark Road and Little Egypt Road between FM 830 and League Line Road.
- The location features over 800 feet of frontage on M.P. Clark Road at the entrance to The City of Conroe's John Burge Park at Shadow Lakes.
- The property is located across M.P. Clark Road from Howard Hughes brand new 2,000 acre master planned community, The Woodlands Hills and Willis ISD's proposed new Elementary School.
- Lake Conroe is major tourist destination in the Houston area and the property is just two miles from the lake.

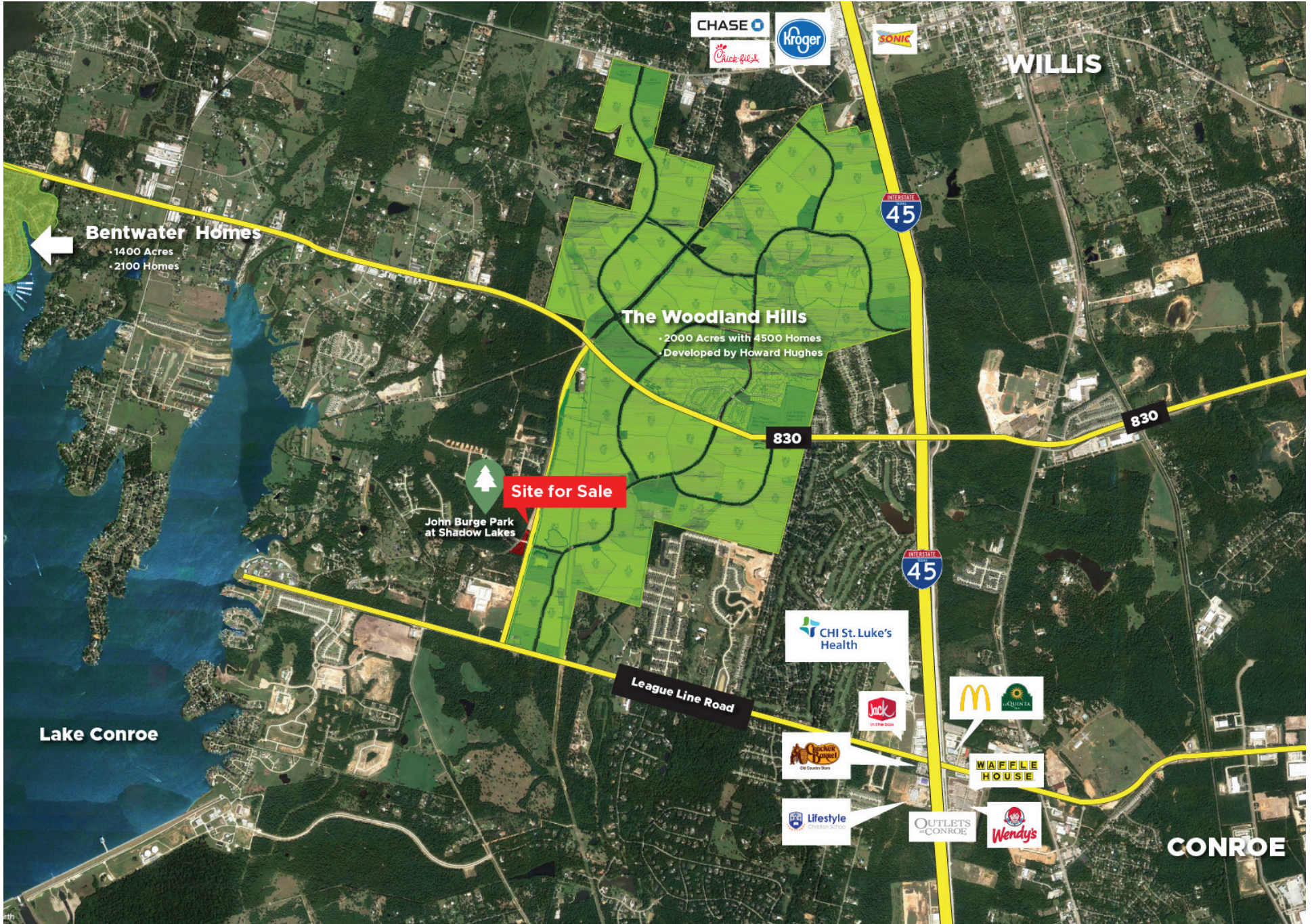
Tax Rates

Montgomery County	0.4667%
Montgomery County Hospital District	0.0599%
Willis ISD	1.39%
City of Conroe	0.4175%
Lone Star College	0.1078%



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AREA AMENITIES



SITE PLAN

