



FOR SALE

**±25 ACRES  
NEAR GROWTH  
& DEVELOPMENT**

The Woodlands / Magnolia, Texas

- Price: \$2,685,000 (\$2.40/SF)
- ± 25.68 Acres
- Unrestricted
- No Flood Plain
- Traffic Counts:  
24,725 CPD FM 2978



**CONTACT US**

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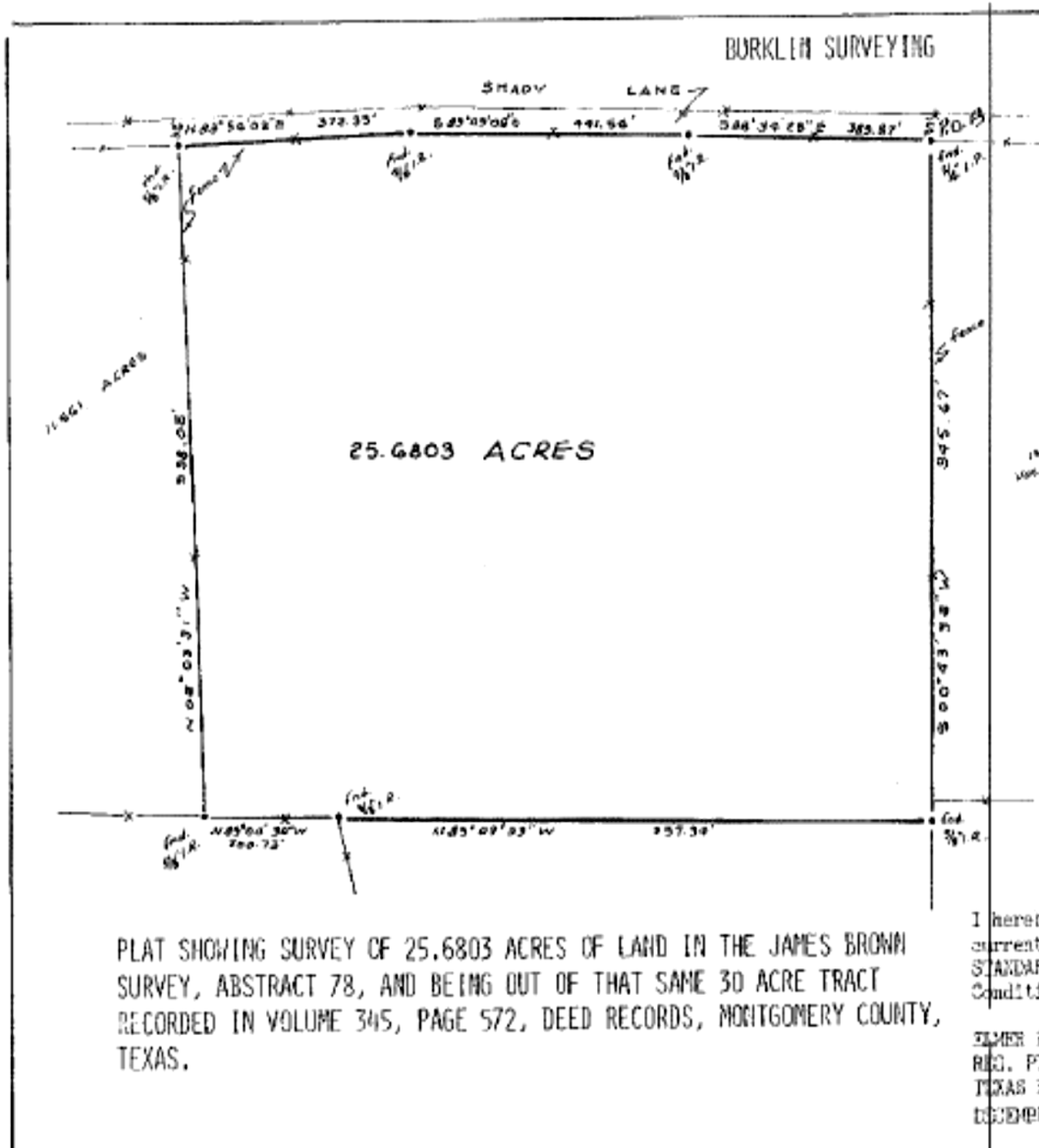
**NEWCOR COMMERCIAL REAL ESTATE**  
10655 Six Pines Drive, Suite 160  
The Woodlands, TX 77380  
www.newcorcre.com



# ±25 ACRES NEAR GROWTH & DEVELOPMENT | MAGNOLIA, TX

- Great Site for: Church, Residential, or Industrial
- In the Middle of Explosive Growth: The Woodlands & Magnolia
- FM 2978 Widening to 5 Lanes
- Up to ± 38 Acres Also Available

## SURVEY



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## AERIAL IMAGES



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