$1,100,000.00

## 40025 MILL CREEK RD, MAGNOLIA, TX 77354, USA

https://bunkerhillhomes.com

UNRESTRICTED COMMERCIAL PROPERTY. 1.18 ACRES. Tie In City Water/Sewer is Available with Tap Fee. TXDOT approved traffic signal at Mill Creek and FM1488-Planned for completion 2024. On Mill Creek Rd currently Residential Development Mill Creek Subdivision by Express Homes (Dr Horton Home builder). PLANNED FUTURE Commercial Development RIGHT BEHIND the property(cleared dirt in video) (Audubon) […]

## Rooms & Units Description

**Property title:** 40025 Mill Creek Magnolia Texas 77354

**Room Count:** 7

**Room Description:** 1 Living Area,Kitchen/Dining Combo

**Beds Max:** 3

**Bed Room Description:** All Bedrooms Down,Split Plan,Walk-In Closet

**Master Bath Desc:** Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 32

**Additional School:** MAGNOLIA INTERMEDIATE SCHOOL

**Original List Price:** 999995.00

**Key Map:** 213E

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 7170-00-03000

**Lot Desciption:** Other,Wooded

**Lot Value:** 1

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 21.40

**Acres:** 1.18

**Acres Desciption:** 1 Up to 2 Acres

**Dwelling Type:** Free Standing

**Stories:** 1

**Floors:** Carpet,Tile

**Ownership:** Full Ownership

**Restrictions:** No Restrictions, No Restrictions

## Property Features

**Exterior:** Back Yard Fenced,Patio/Deck,Porch,Workshop

**Interior:** Fire/Smoke Alarm

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway,RV Parking,Workshop

**Garage Desc:** Detached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Electric

**Cool System:** Central Electric

**Fireplace Description:** Wood Burning Fireplace

**Fireplaces Number:** 1

**Energy:** Ceiling Fans

**Kitchen Desc:** Breakfast Bar,Kitchen open to Family Room

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Septic Tank,Well

**Siding:** Brick,Wood

## Fees & Taxes

**Tax Rate:** 1.8587

**Tax Amount:** 3765

**Tax Year:** 2022

## Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-10T16:58:57.370

## Location Details

**Area:** 15

**County Or Parish:** Montgomery

**School District:** 36 - Magnolia

**Directions:** I-45 North, exit 1488, right on Mill Creek Road, Property immediately on Left. From Hwy 249, exit Hwy 149 go right, turn left on FM 1488 , Right on Mill Creek Road, property immediately on Left.

**School Elementary:** WILLIE E. WILLIAMS ELEMENTARY SCHOOL

**School Middle:** MAGNOLIA JUNIOR HIGH SCHOOL

**School High:** MAGNOLIA WEST HIGH SCHOOL

**Subdivision:** John B Richards

**Geo Market Area:** Magnolia/1488 West

**State:** Texas

**Zip:** 77354

**City:** Magnolia

## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** No Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

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

**Finance Available:** Cash Sale,Conventional,Investor

**Range Type:** Electric Range

**Legal:** John B Richards 1.1800 AC

**Legal Subdivision:** John B. Richards

**DOM:** 300

## Courtesy of

**List Office Name:** Stacey Dawn Realty & Mortgage