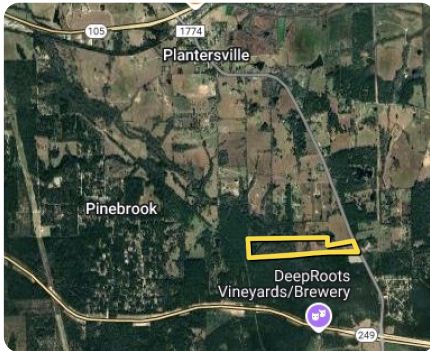




## 85+/- acres FM1774 in Plantersville, TX

85.52 +/- Acres | Grimes County, TX | \$2,907,680



### ADDRESS

18288 FM 1774  
Plantersville, TX 77363

### LOCATION

Aggie Expressway 249 North, turn right FM 1774 gate entrance will be on your left.

### PROPERTY SUMMARY

This 85+/- acres of pristine land in the rapidly growing area of Plantersville presents an excellent investment opportunity. The property boasts prime frontage on FM 1774, offering easy access to both Magnolia and the surrounding areas. Located just under a mile from the Aggie Expressway (TX-249) and minutes from Highway 105, the property is ideally situated for both commercial and residential development. The land is adjacent to a substation, ensuring a reliable power supply for any future development projects. A beautiful, running creek meanders across the property, and with timber exemptions already in place, the land's value is further enhanced.

This combination of accessibility, utilities, and zoning potential makes it an ideal site for a wide range of future projects, whether for commercial, residential, or mixed-use development. Whether you're looking to capitalize on the area's growth or planning a longer-term investment, this property offers substantial potential.

[nationalland.com/listing/85-acres-undeveloped-land-fm-1774](https://nationalland.com/listing/85-acres-undeveloped-land-fm-1774)



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