

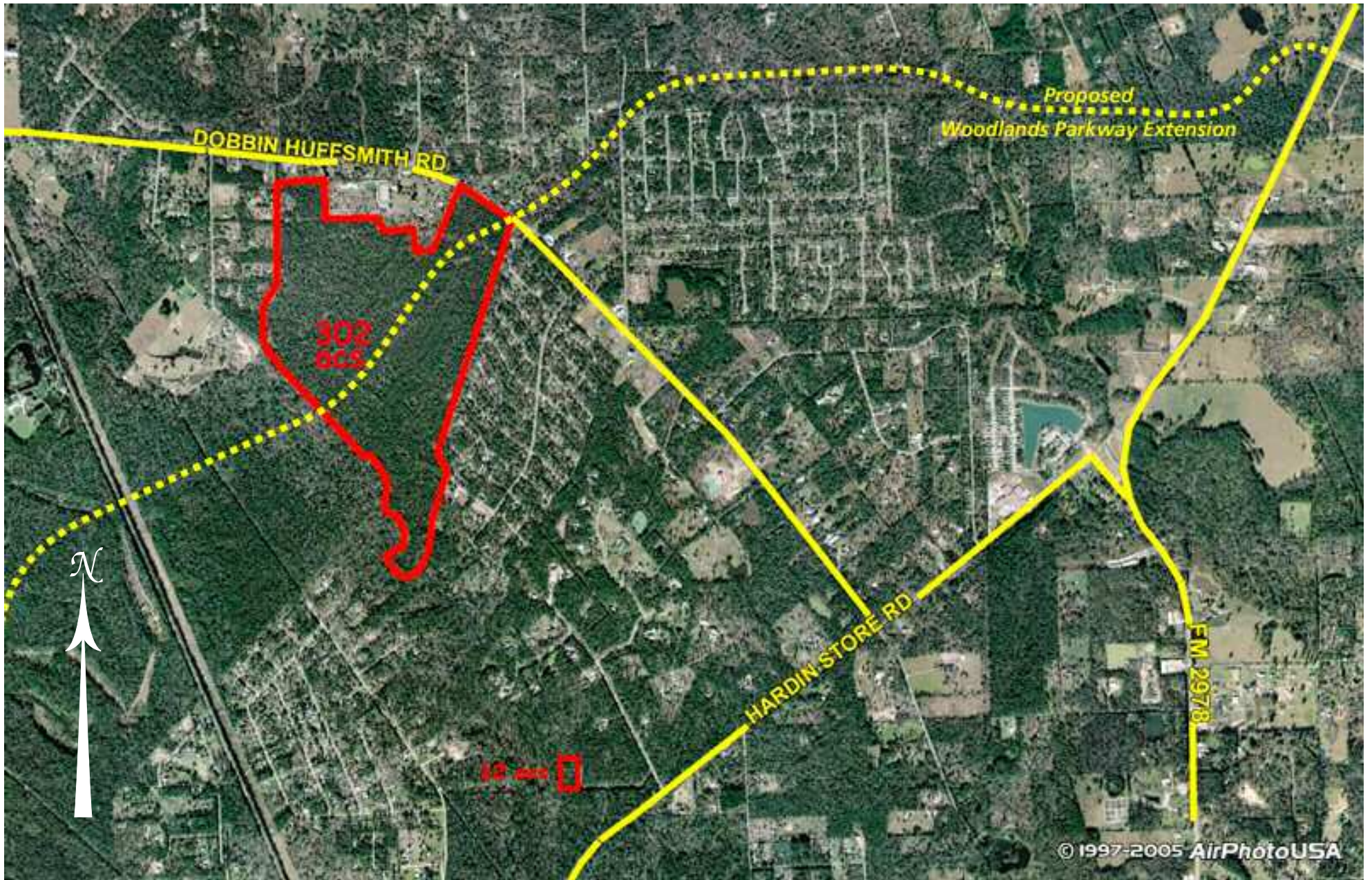
FACT SHEET  
**302 ACRES ON DOBBIN-HUFFSMITH**  
(AT THE PROPOSED EXTENSION OF WOODLANDS PARKWAY)

OWNER:	Lakes at Mill Creek, LP (a Texas Limited Partnership) (a principal has a Texas Real Estate Broker's License)
TRACT SIZE:	302 +/- Acres
PRICE:	\$13,155,120 (\$1.00 per square foot)
TERMS:	Cash or terms are negotiable
UTILITIES:	Available
GENERAL CONDITION:	Heavily wooded with excellent topography
ROAD FRONTAGE:	Approximately 1000' of frontage on Dobbin-Huffsmith Rd. (Future plans propose approximately ½ mile of Woodlands Parkway to be extended through the middle of the tract)
FLOOD PLAIN:	Approximately 10% within the 100 year floodplain at its boundary with Mill Creek
TITLE COMPANY:	Stewart Title Company in The Woodlands, TX
SCHOOL DISTRICT:	Magnolia Independent School District
RESTRICTIONS:	None

A drainage study and considerable engineering have been done on the site, which we would be glad to discuss with qualified potential buyers.

The information contained herein has, we believe, been obtained from reliable sources and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

**Tim Weems, Partner/Broker • 281.259.6261 • [timweems@sbcglobal.net](mailto:timweems@sbcglobal.net)**



DOBBIN HUFFSMITH RD

Proposed  
Woodlands Parkway Extension

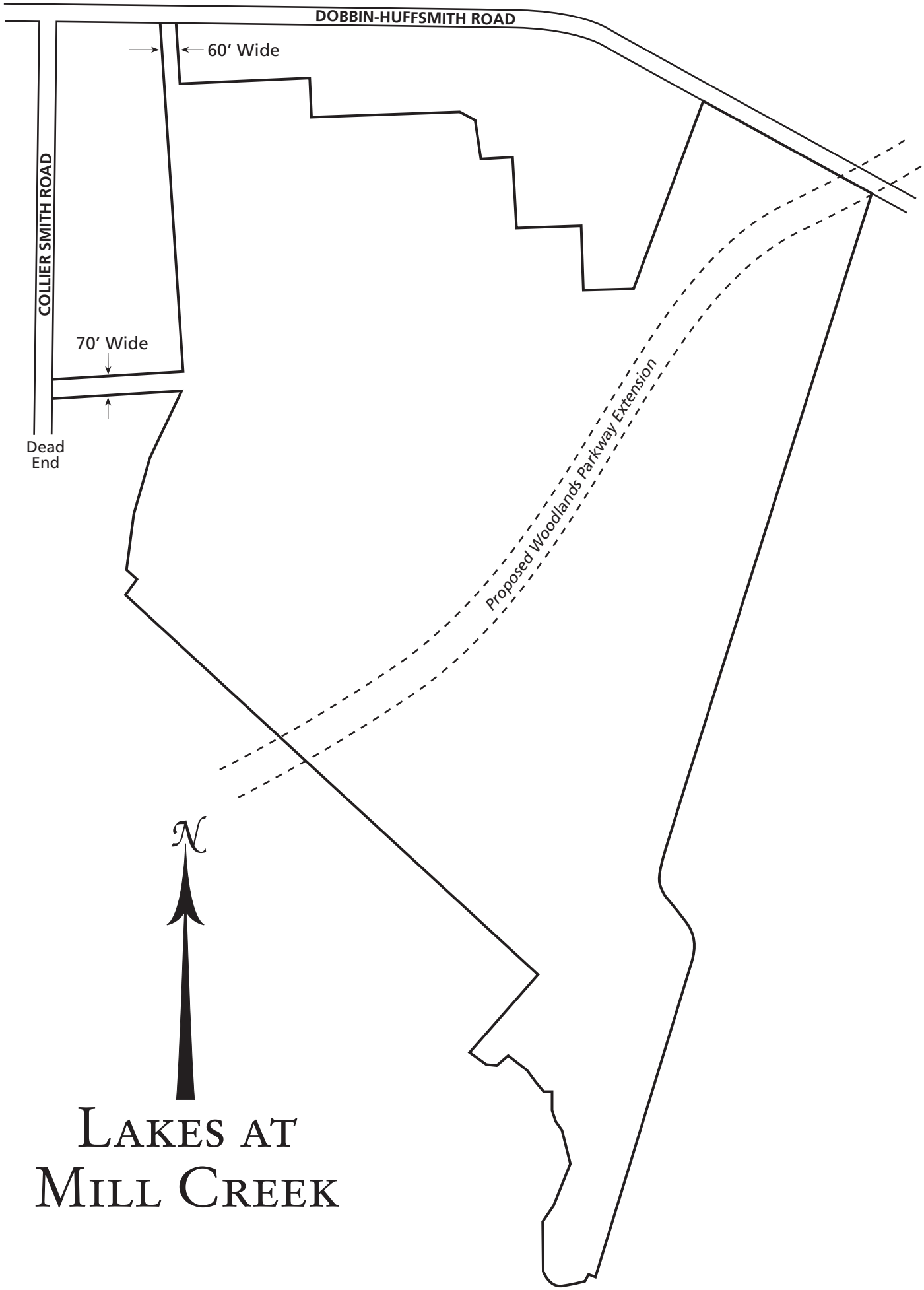
302  
663

HARDIN STORE RD

FM 2978



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# LAKES AT MILL CREEK