

All Properties 360 Property View

02 Longhorn Road Lariat Lane, Simonton, Texas, 77476 Fort Bend County

Listing



Lots	Active	
ML#:	73705706	List Price: \$120,000
Address:	02 Longhorn Road Lariat Lane	Orig Price: \$120,000
Area:	30	LP/SF: \$2.81
Tax Acc #:	1865-02-030-0020-901	DOM: 53
City/Location:	Simonton	State: Texas
County:	Fort Bend	Zip Code: 77476
Market Area:	Fulshear/South Brookshire/Simonton	Section #:
Subdivision:	Brazos Valley Sec 2	Lot Num:
Lot Size:	42,728 / Appr Dist	Acres: .9809
Master Planned:	No	LP/Acre: \$122,336.63
Legal Desc:	BRAZOS VALLEY SEC 2, BLOCK 30, LOT 2	

Directions: **Start on Westpark/1093 WEST heading through Fulshear. Continue WEST towards Simonton. At the intersection in Simonton, turn RIGHT to make a jog, continuing on 1093. Turn RIGHT on Sagebrush. Turn LEFT on Broncho. Turn RIGHT on Pony. Turn RIGHT on Longhorn. The property will be on your RIGHT.**

Listing Office Information

List Agent: amabuelh/Amal Abuelhija	List Broker: APER01/Apex Brokerage, LLC
Agent Cell: 713-384-6061	Request an Appointment
Agent Phone: 713-384-6061	Appt #: 713-384-6061 / Call Agent
Address: 10510 Muirtack Ct, Richmond TX 77407	Office Phone: 832-685-2739
List Agent Web:	Fax #:
Agent Email: amabuelh@yahoo.com	Office Web:
Licensed Supervisor:	



School Information

School District: 33 - Lamar Consolidated	Elem: MORGAN ELEMENTARY SCHOOL
Middle: LEAMAN JUNIOR HIGH SCHOOL	High: FULSHEAR HIGH SCHOOL
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Access:	Type Contract: Unimproved Property	
Front Dim:	Left Dim:	
Back Dim:	Right Dim:	
Lot Use: Single-Family	Lot Improve: Cleared	Key Map: 520R
Lot Description: Subdivision	Acreage: 1/2 Up to 1 Acre	
Road Surface: Asphalt	Dev Community:	
Gas: Gas Not Available	Cable: Unknown	
Electric: Electric Available	Phone: Available	

Showing
Instruct:

Agent Remarks:

Please submit your offer to the listing agent- amabuelh@yahoo.com (713-384-6061). Tittle companies' contact information will be provided by agent after the acceptance of your offer.

Physical Property Description:

Embrace the opportunity to own a stunning undeveloped property. A canvas awaiting the realization of your dream home. Nestled in the serene beauty of Simonton, this piece of land offers an idyllic haven for people seeking a tranquil retreat. This spacious parcel invites you to create more than just a home; it's an invitation to craft a lifestyle. Envision building your custom shop or barn, tailored to accommodate your hobbies and passions. Adding to the charm, several majestic pecan trees grace the landscape, providing not only natural beauty but also the promise of shade and tranquility. Seize this opportunity to manifest your vision in the heart of Simonton, where the peaceful ambiance harmonizes with the potential for a fulfilling your personal pursuits."

Utilities, Features and Additional Information

Utility District:	Area Pool:
Water/Sewer: No Sewer, No Water	Area Tennis:
Golf Course Nm:	Waterfront Feat:
Restrictions: Deed Restrictions, Horses Allowed	Disclosures: No Disclosures
55+ Community: No	City/ETJ: SIMONTON
Sub Lake	PID:
Access:	
HOA: Yes / CIA Services / 281-852-1700	List Type: Exclusive Right to Sell/Lease
List Date: 02/25/2024	Expire Date: 06/30/2025
Comp: SubAgt: 0%	Buyer Agent: 3%
	Bonus:
	Bonus End:
	Var/Dual Rt: No

Financial Information

Finance Cnsdr:

Maint. Fee: **Yes / \$93 / Annually**

Other Mand Fee: **Yes/250/Transfer fee**

Taxes w/o Exempt: **\$1,943/2023**

Tax Rate: **2.2341**

Affordable Housing Desc:

Exemptions:

Auction: **No**

Online Bidding:

Prepared By: Amal Abuelhija

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 04/18/2024 10:36 PM

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