

\$1,625,000 - 22940 Nichols Sawmill Road, Hockley

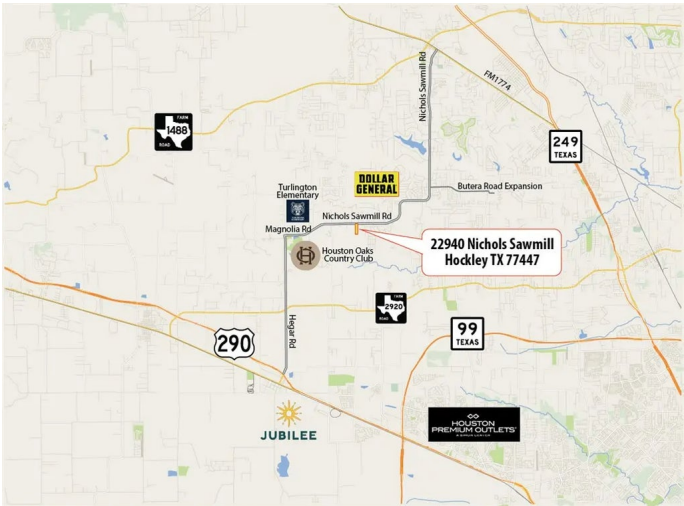
MLS® #25010827

\$1,625,000

Bedroom, Bathroom,
Land on 25.00 Acres

Other, Hockley, TX

Spanning approx. 25 unrestricted acres along Nichols Sawmill Rd, this property offers excellent frontage, a mix of wooded and cleared terrain, and several existing structures ready for restoration or redevelopment. Improvements include a small cabin, a shop with concrete floors and power, and two barns—one original and one newer red barn used for storage. A pond, timber exemption, and a new water well pump and wiring installed in 2024 enhance functionality. Electricity is available with a single meter. The land backs up to Stallion Lakes Subdivision, offering proximity to a growing luxury community while maintaining privacy and rural appeal. Conveniently located near Magnolia, Waller, and FM 2920, this tract combines prime road visibility with country seclusion—ideal for investors, builders, or end users seeking versatile acreage in a rapidly developing area.



Essential Information

MLS® #	25010827
Price	\$1,625,000
Acres	25.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	22940 Nichols Sawmill Road
Area	Other
Subdivision	Other
City	Hockley
County	Montgomery
State	TX
Zip Code	77447

School Information

District	Other
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Additional Information

Days on Market	19
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Listing Details

Listing Agent	Wendy Cline
Listing Office	Wendy Cline Properties Group

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