

1000 Mustang Crossing Drive
1000 Mustang Crossing Drive
Waller, TX 77484

\$324,000
2.010± Acres
Waller County



**1000 Mustang Crossing Drive
Waller, TX / Waller County**

SUMMARY

Address

1000 Mustang Crossing Drive

City, State Zip

Waller, TX 77484

County

Waller County

Type

Residential Property, Lot, Single Family

Latitude / Longitude

29.930755 / -96.012843

Dwelling Square Feet

2305

Bedrooms / Bathrooms

4 / 2

Acreage

2.010

Price

\$324,000

Property Website

<https://ranchrealestate.com/property/1000-mustang-crossing-drive-waller-texas/113511/>



1000 Mustang Crossing Drive Waller, TX / Waller County

PROPERTY DESCRIPTION

FHA Eligible Brand new 4 bed / 2 bath home on 2+ private acres - move-in ready now. This 2,305 sq ft Champion manufactured home sits on a permanent FHA-certified foundation with a private well, septic system, and driveway already in place. Everything is done. No contractors, no delays, just keys at closing. No HOA. No MUD tax. Less than 20 minutes to Katy, 45 minutes to Houston, in the fastest-growing county in Texas. At \$158 per square foot with 4 bedrooms and over 2 acres, this is one of the best value propositions in the greater Houston area. Additional lots and home packages available in the same community. Schedule a showing today.

Different home and tract sizes available. See attachments for approved plat map and floor plan offered on home.

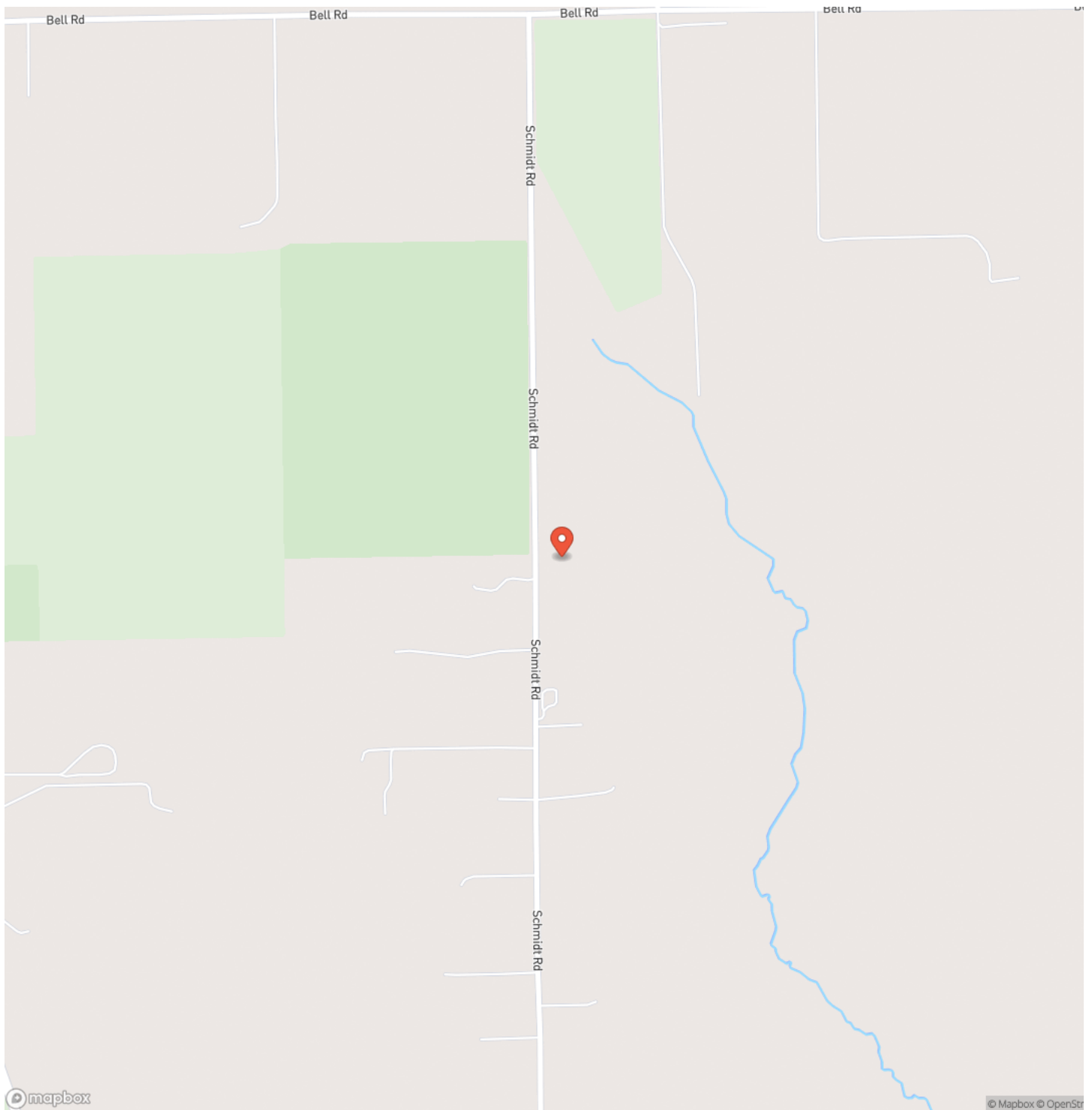
Improvements included in this price are:

- Champion home
- FHA concrete runner foundation
- Water well
- Water lines
- HVAC
- Aerobic septic
- Electricity to tract and all electric connections
- 100 foot driveway
- Vinyl skirting
- FHA approved steps

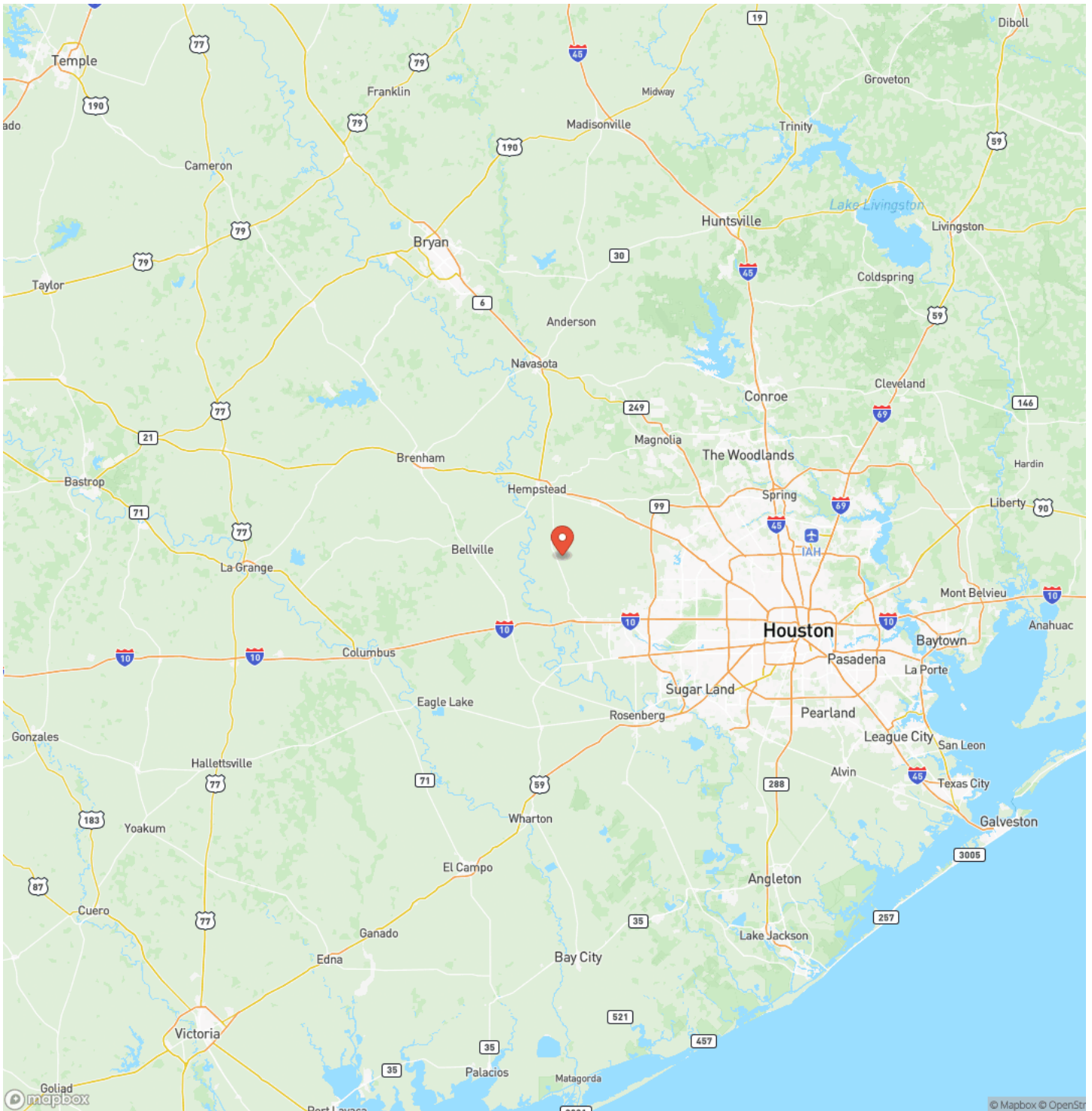
1000 Mustang Crossing Drive
Waller, TX / Waller County



Locator Map



Locator Map



Satellite Map



**1000 Mustang Crossing Drive
Waller, TX / Waller County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Whitley Fisher

Mobile

(830) 460-0839

Email

Whitley@CapitolRanch.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(855) 968-1200
<https://ranchrealestate.com/>
