



**Jacobs Properties**

# DARBY LOOP

Conroe, Montgomery County, Texas

6.2± acres and improvements located a few minutes off I-45. Property has approximately 580' of frontage on Darby Loop and is approximately 500' off Robinson Rd. This pretty tract is unrestricted and ideally located in a popular area just east of the Woodlands Pkwy and north of Rayford Rd... so many mixed-use opportunities for this rare acreage tract. There's a pretty 3,100 square foot main home and a guest home that are being used as a homestead and for residential use; continue as is, convert the improvements to an office or whatever you prefer. Utilities are in place, and the land has a sloping topography with approximately 12' of elevation change and good drainage. The pretty property is primarily cleared and has a parklike setting with beautiful mature oaks and pecans. It's easy to visualize this tract as an RV park, multifamily use, storage or business strip center. Located in the Oak Ridge CCN and minutes from everything the Woodlands, Spring and Conroe communities have to offer!

**Offered for \$1,940,000**

**AMERICAN  
FARM + RANCH**

*Directions to property:*

From I-45, take Robinson Road to Darby Loop, turn left onto Darby Loop, property will be on the right.

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**