

MIDWEST LAND GROUP PRESENTS

39.6 ACRES IN

FORT BEND COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FORT BEND COUNTY 39.6 +/- ACRES OF RANCHING OR COUNTRY LIVING

Located less than an hour from the Houston metro area, this highly functional and improved tract offers the ideal blend of ranching productivity and future residential potential. The property is currently supporting cattle and features established, improved pasture throughout, making it ready for continued livestock operations from day one. Perimeter fencing and cross fencing divide the acreage into five separate grazing sections, allowing for efficient pasture rotation and management. Two stock tanks provide dependable water sources, including one that is supplemented by a water well.

The property's paved FM road frontage provides convenient access and excellent visibility, with

approximately 915 feet of frontage creating multiple options for entry and future improvements. Electricity is already on site, reducing development costs and making the property attractive for those looking to build in the near term. A prime homesite location offers ample space for a custom residence, shop, barn, equipment storage, or other ranch improvements while still maintaining the functionality of the surrounding pastureland.

Whether you're searching for a productive cattle property, a future homesite with room to grow, or investment and development potential, this tract presents a rare opportunity to own a piece of Texas countryside within easy reach of the city.



PROPERTY FEATURES

COUNTY: **FORT BEND** | STATE: **TEXAS** | ACRES: **39.6**

- Less than 60 minutes to the Houston metro area
- 2 miles from Kendleton
- Perimeter fenced and cross-fenced in 5 sections
- 2 stock tanks
- One tank fed by a well
- Improved pasture currently supporting cattle
- Paved FM road access
- Approximately 915' of road frontage
- Potential homesite location with room for a shop or barn
- Electric on site

POTENTIAL HOMESITE LOCATION

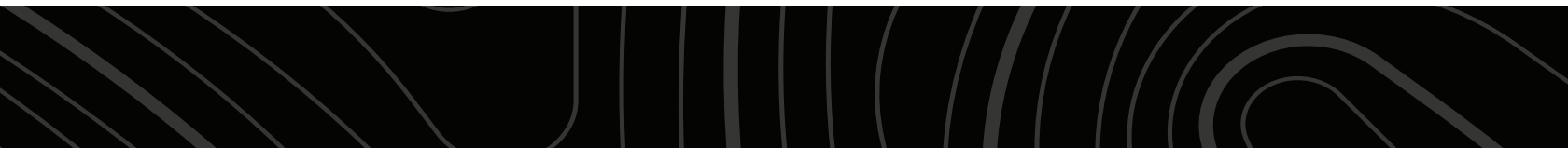


PERIMETER FENCED AND CROSS-FENCED



IMPROVED PASTURE

The property is currently supporting cattle and features established, improved pasture throughout, making it ready for continued livestock operations from day one.



PAVED ROAD ACCESS & 915' ROAD FRONTAGE



2 MILES FROM KENDLETON



AERIAL MAP



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Boundary Center: 29° 28' 8.44, -96° 1' 8.9



Maps Provided By:



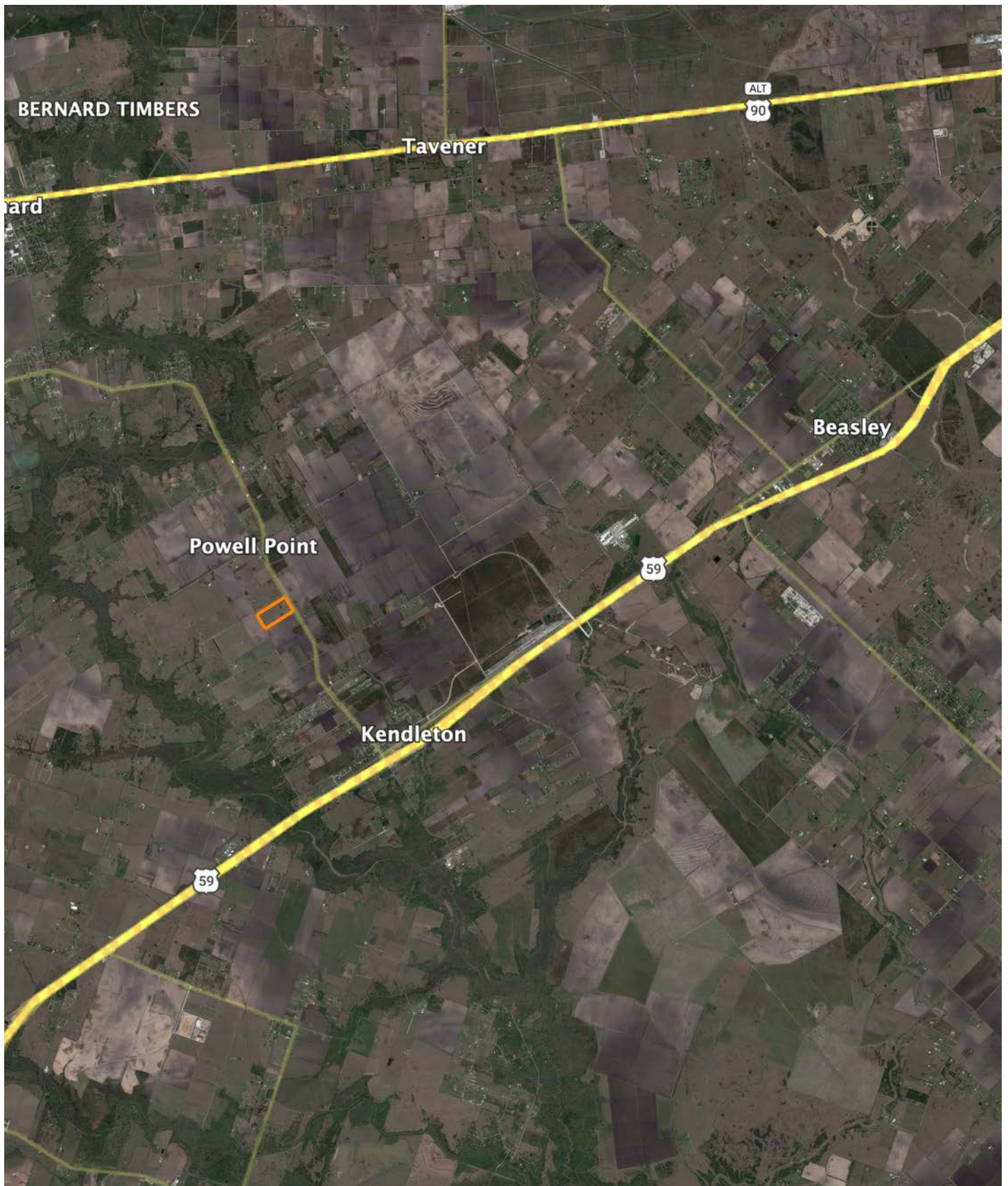
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Fort Bend County
Texas



12/15/2025

OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

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