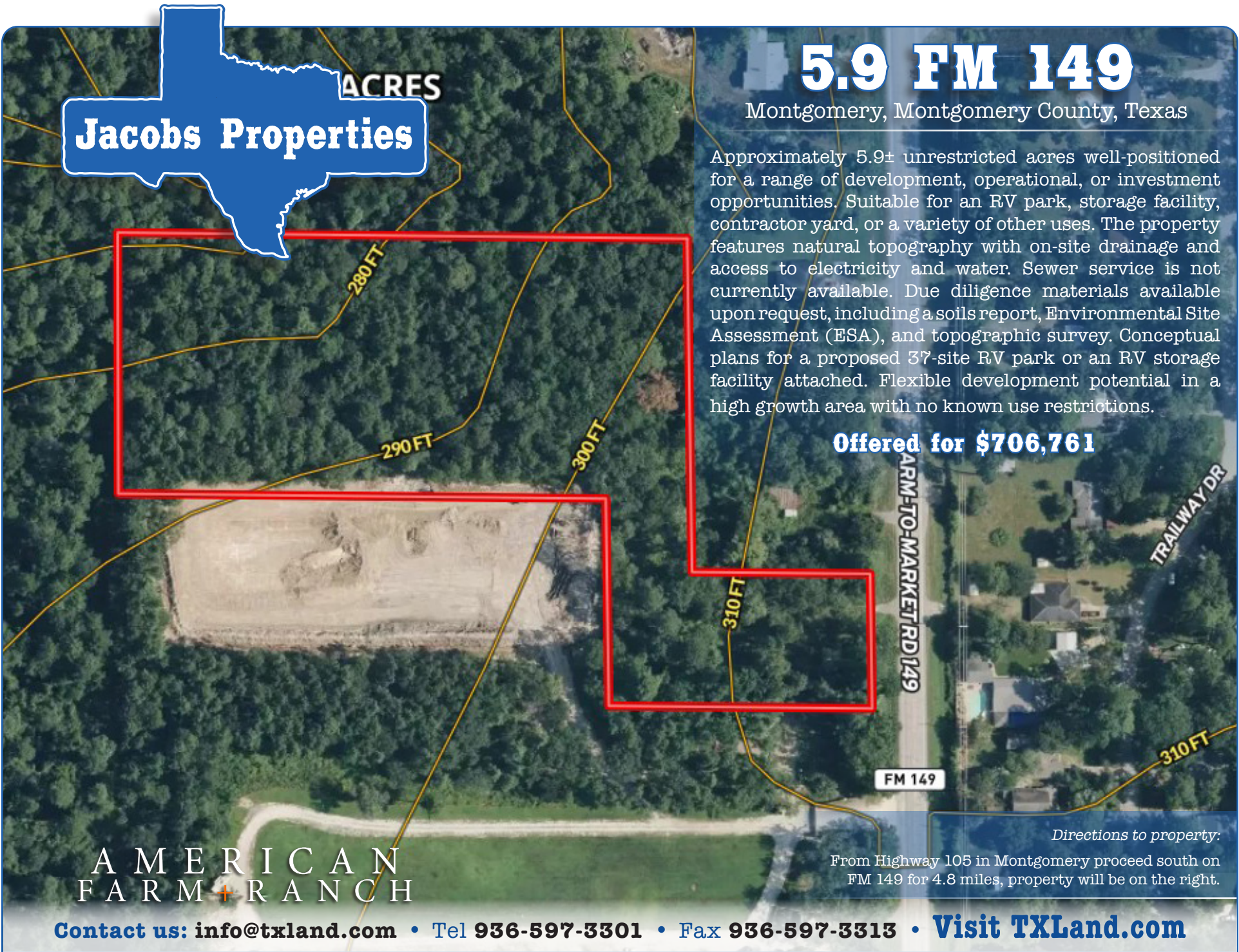




Jacobs Properties

ACRES

5.9 FM 149

Montgomery, Montgomery County, Texas

Approximately 5.9± unrestricted acres well-positioned for a range of development, operational, or investment opportunities. Suitable for an RV park, storage facility, contractor yard, or a variety of other uses. The property features natural topography with on-site drainage and access to electricity and water. Sewer service is not currently available. Due diligence materials available upon request, including a soils report, Environmental Site Assessment (ESA), and topographic survey. Conceptual plans for a proposed 37-site RV park or an RV storage facility attached. Flexible development potential in a high growth area with no known use restrictions.

Offered for \$706,761

AMERICAN
FARM + RANCH

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Directions to property:

From Highway 105 in Montgomery proceed south on FM 149 for 4.8 miles, property will be on the right.