



Jacobs Properties

EASLEY INTERSECTION FRONTAGE FM 149

Montgomery, Montgomery County, Texas

Two adjoining tracts totaling approximately 0.875 acres are available at one of the most visible and accessible intersections in the City of Montgomery. Located across from the signalized corner of FM 149 and FM 1097, this property offers outstanding exposure on two major regional thoroughfares that connect Montgomery to Conroe, Willis, and I-45. With strong traffic counts and a rapidly growing population base, this site is ideal for a range of commercial or mixed-use development. One tract features a charming vintage home that presents potential for restoration, repurposing as office or retail space, or redevelopment. The adjoining lot enhances the usability and flexibility of the overall site. While city utilities (water and sewer) are not currently connected, they are available through the City of Montgomery and can be extended upon request. The surrounding area is experiencing steady residential growth, with multiple new neighborhoods and commercial developments underway—making this an increasingly high-demand location. With additional adjoining acreage available, there's opportunity to expand your footprint. This is a rare chance to acquire a prime commercial corner in one of Montgomery County's fastest-growing areas.

Offered for \$700,000

AMERICAN
FARM + RANCH

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