



Jacobs Properties

FM 149 & FM 1097 CORNER

Montgomery,
Montgomery County, Texas

- 1.23± Acres
- Corner of FM 1097 E & FM 149
- Dual Frontage Near Bentwater

Positioned at the highly visible corner of FM 1097 E and FM 149, this 1.23± acre tract offers exceptional exposure and access along a key corridor leading toward Bentwater, Lake Conroe, Historic Downtown Montgomery, and the Sam Houston National Forest. The property benefits from frontage on both roads, creating multiple points of entry and strong road presence. Surrounded by continued residential and retail growth, the site provides flexible layout potential and a strategic location well-suited for a wide range of high-traffic uses.

INVESTMENT HIGHLIGHTS

- **1.23± Acres** | **Corner Site** at FM 149 & FM 1097 E toward Bentwater
- **Dual Frontage:** 200'± on FM 149 and 100'± on FM 1097 E
- **Strong Visibility & Access** Along a High-Traffic Growth Corridor
- **Flexible Layout** for Efficient Design and Signage Placement
- **Near Lake Conroe & Regional Routes** Serving Montgomery and Willis

Offered for \$1,180,000

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FARM + RANCH

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