



Jacobs Properties

FM 2854 - 75 AC

Montgomery, Montgomery County, Texas

• 75± Unrestricted Acres w/2,700' of FM Frontage •

New HEB

AMERICAN
FARM + RANCH

INVESTMENT HIGHLIGHTS

- 75± unrestricted acres in Montgomery, Texas
- 2,700± feet of frontage along FM 2854
- Located just south of the new H-E-B development
- Currently zoned to Lake Creek High School in Montgomery ISD
- Scenic property featuring open pasture, mature trees, and gently rolling terrain
- Suitable for residential, mixed-use, recreational, agricultural, or investment use
- Convenient access to Montgomery, Conroe, and greater Houston area
- Located in a growing area with nearby residential and retail development
- Flexible tract with multiple potential development configurations
- Combination of visibility, accessibility, and natural setting

FM 2854

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com

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FM 2854 - 75 AC

Approximately 75 unrestricted acres located on FM 2854 in Montgomery, Texas, offering approximately 2,700 feet of frontage along a growing corridor in western Montgomery County. Situated just south of the new H-E-B development and within Montgomery ISD, the property is currently zoned to Lake Creek High School. The tract features a scenic landscape with open pasture, mature trees, and gently rolling terrain that provides a balance of visibility, accessibility, and natural beauty. Surrounding area growth includes nearby residential communities, retail, dining, and everyday services, while the property itself maintains a quiet and rural atmosphere. With flexible use potential, the property may be suitable for residential, mixed-use, agricultural, or long-term investment purposes, subject to applicable requirements and approvals. Convenient access to Montgomery, Conroe, and the greater Houston region is available via FM 2854 and nearby major thoroughfares. Buyers should independently verify development requirements.

Offered for \$19,532,214

Directions to property:

From Hwy 105 in Montgomery proceed south on FM 2854 for 0.6 miles, property will be on the left.

Do not enter property without listing agent.



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FM 2854 - 75 AC





FM 2854 - 75 AC AERIAL OUTLINE





FM 2854 - 75 AC OUTLINE & AREA MAP





FM 2854 - 75 AC OUTLINE & AREA MAP





FM 2854 - 75 AC AERIAL OUTLINE



New HEB

FM 2854



FM 2854 - 75 AC AERIAL OUTLINE





FM 2854 - 75 AC

Lake Conroe



NEARBY LANDMARK & AMENITIES

An aerial photograph of a vast, green farm property. In the center, there is a small, light-colored barn. The land is divided into several sections by black metal fences. Large, mature trees are scattered throughout the landscape, casting long shadows. In the background, a dense line of trees marks the horizon under a clear blue sky. A road is visible on the right side of the image.

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LAND • LIFESTYLE • LEGACY

A M E R I C A N
F A R M + R A N C H

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Larry Jacobs</u> Sales Agent/Associate's Name	<u>License No.</u>	<u>Larry@txland.com</u> Email	<u>Phone</u>
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<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**