



Jacobs Properties

MONTGOMERY COMMERCIAL INTERSECTION

Montgomery, Montgomery County, Texas
• 2.73± Acres Prime Commercial Frontage •

FM 1097

AMERICAN
FARM RANCH

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



MONTGOMERY COMMERCIAL INTERSECTION

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 \$1,575,000





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An aerial photograph of a rural property. A red outline highlights a specific area in the center of the image, which appears to be a small farm or ranch. The property is surrounded by dense green trees and fields. In the background, there are some buildings and a road. The overall scene is a mix of natural landscape and developed land.

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LAND • LIFESTYLE • LEGACY

AMERICAN
FARM + RANCH

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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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Jacobs Sales Agent/Associate's Name	License No.	larry@txland.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

Jacobs Properties 14372 Liberty Montgomery, TX 77356
Larry Jacobs

Information available at www.trec.texas.gov

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