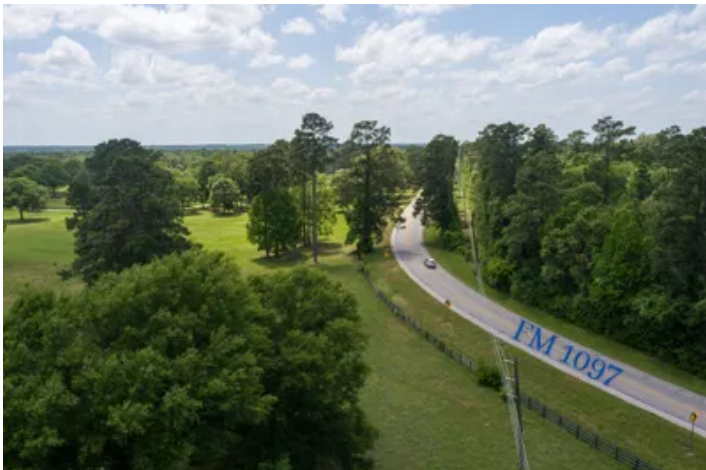


3 Acres | Commercial Corner | FM 1097
FM 1097
Montgomery, TX 77356

\$588,060
3± Acres
Montgomery County



MORE INFO ONLINE:
www.homelandprop.com

**3 Acres | Commercial Corner | FM 1097
Montgomery, TX / Montgomery County**

SUMMARY

Address

FM 1097

City, State Zip

Montgomery, TX 77356

County

Montgomery County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

30.435195 / -95.648181

Acreage

3

Price

\$588,060

Property Website

<https://homelandprop.com/property/3-acres-commercial-corner-fm-1097-montgomery-texas/75427/>



MORE INFO ONLINE:
www.homelandprop.com

3 Acres | Commercial Corner | FM 1097
Montgomery, TX / Montgomery County

PROPERTY DESCRIPTION

Prime commercial property centrally located on the FM 1097 corridor from Willis to Montgomery! Daily traffic count is in excess of 10,000, per TxDot. The property is located in close proximity to numerous desirable residential developments - Bentwater, Grand Harbor, Walden, and proposed Lake Celestine! (See proximity map.) Dual frontage on both FM 1097 and Pearson Road provides easy access and driveway possibilities. Great shape and size for a corner commercial lot! 1.5 acre corner available for \$6.50/sf of the adjoining 3 acres with dual access for \$4.50/sf.

Lake Conroe is the premier lake in the Southeast Texas/Gulf Coast region! Over 22,000 acres with 157 miles of coastline. The subject tract is located on the West side of the lake and closer to the North end, but Lake Conroe's most Northerly coastline is limited to National Forestry usage. National Forest ownership limits other available properties for commercial development. Buy now, while you can!

Utilities: Electricity available, Water available

Utility Providers: Entergy

School District: Montgomery ISD

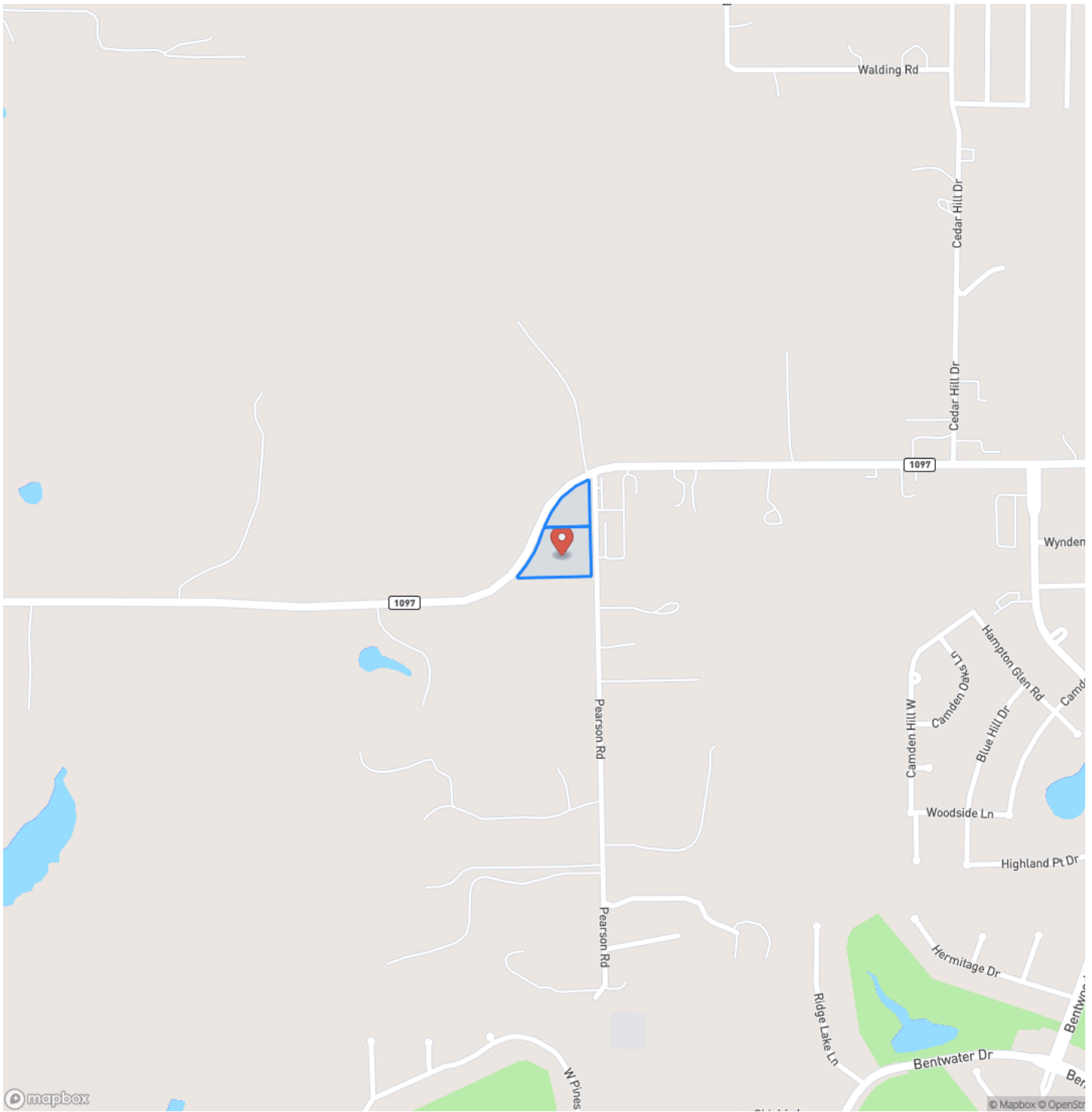


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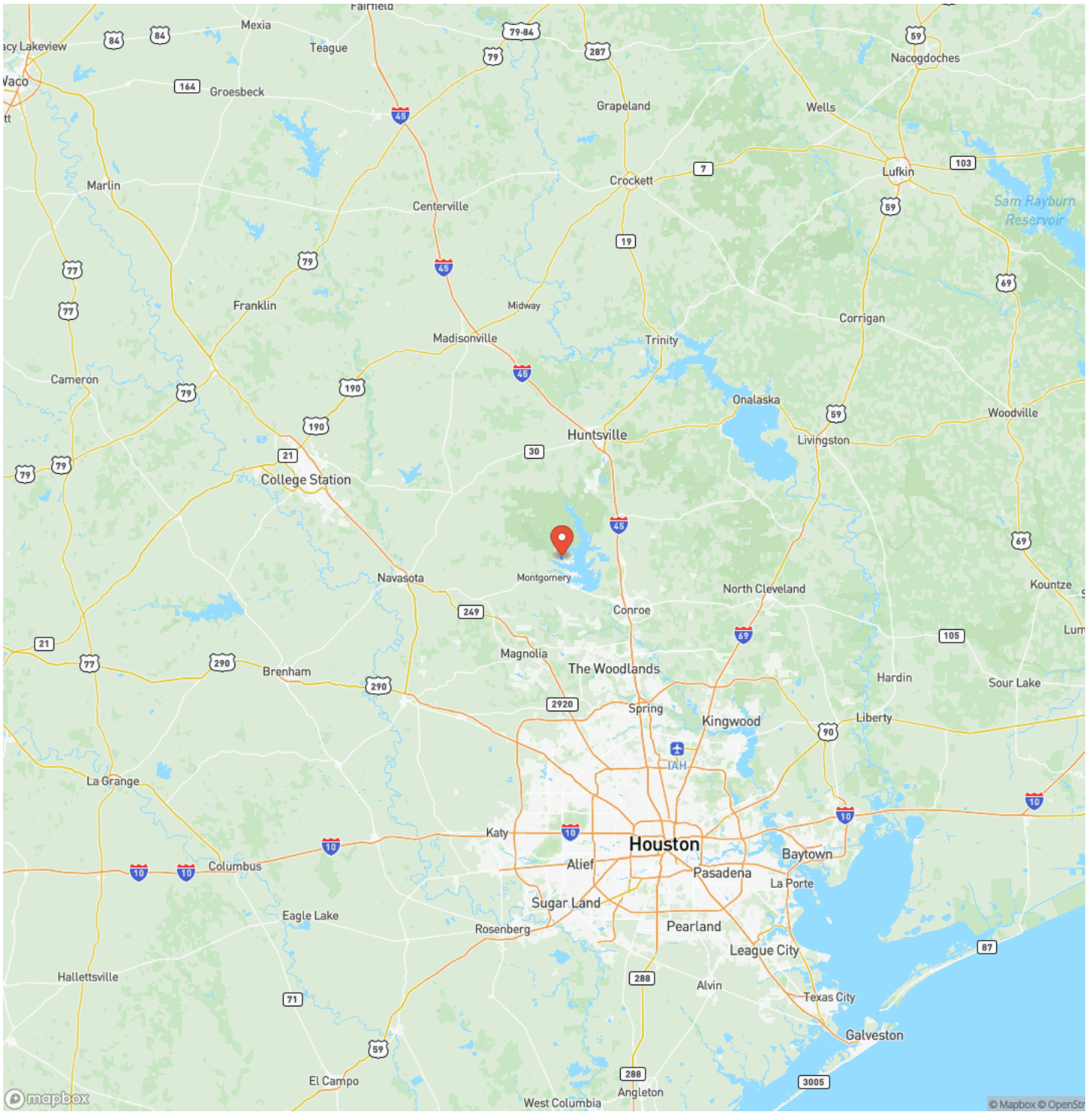
3 Acres | Commercial Corner | FM 1097
Montgomery, TX / Montgomery County



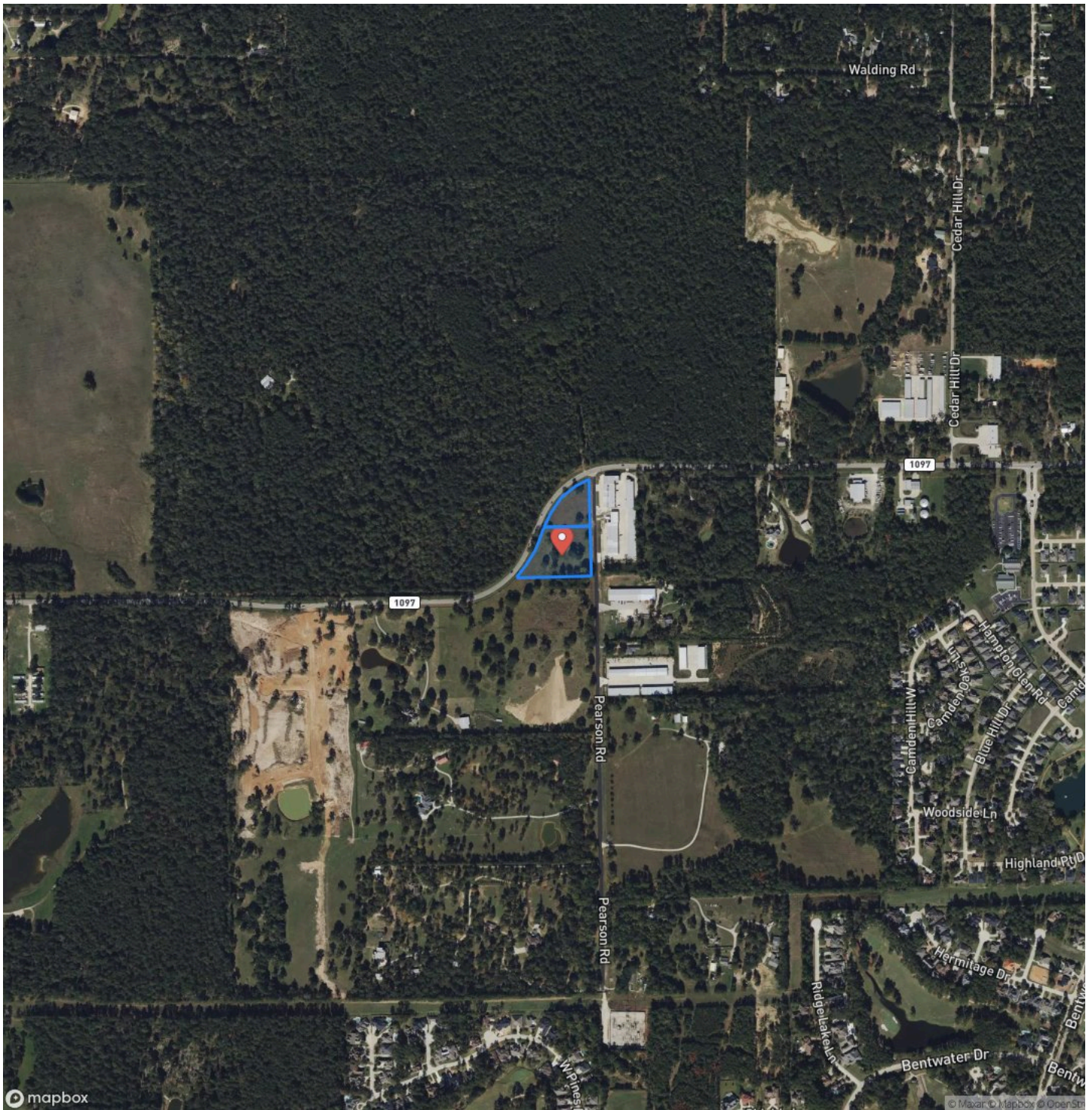
Locator Map



Locator Map



Satellite Map



**3 Acres | Commercial Corner | FM 1097
Montgomery, TX / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robbi@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

www.homelandprop.com

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