



Jacobs Properties

THE PRESERVE ON FM 362

Waller, Waller County, Texas

Beautiful 14.44± acre tract (Lot 8) located in the gated Preserve Development. The Preserve is an exclusive development with nine total tracts, seven remaining tracts available. The Preserve features rolling hills with a mixed species of majestic soft and hardwood trees including some of the prettiest ash trees you can find, abundant wildlife and each tract offers ideal homesites for your family's custom home and outbuildings! Available tract sizes range from 14-17 acres, and the development is currently under a wildlife exemption to help keep your property taxes low. Located approximately 5 minutes from the beautiful rolling hills of Whitehall, 20 minutes from Magnolia, 25 minutes from Navasota and approximately 40 minutes from College Station. Easy access to FM 149 Aggie Expressway and Hwy 6.

Offered for \$795,000

AMERICAN
FARM + RANCH

Directions to property:

From FM 1488 in Magnolia, proceed 11 miles to FM 362 N, turn right, proceed north for 5.6 miles, look for sign on the left. From Montgomery, proceed west 19.4 miles on Highway 105, turn left on FM 362 and proceed south for 9 miles, look for sign on the right.

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