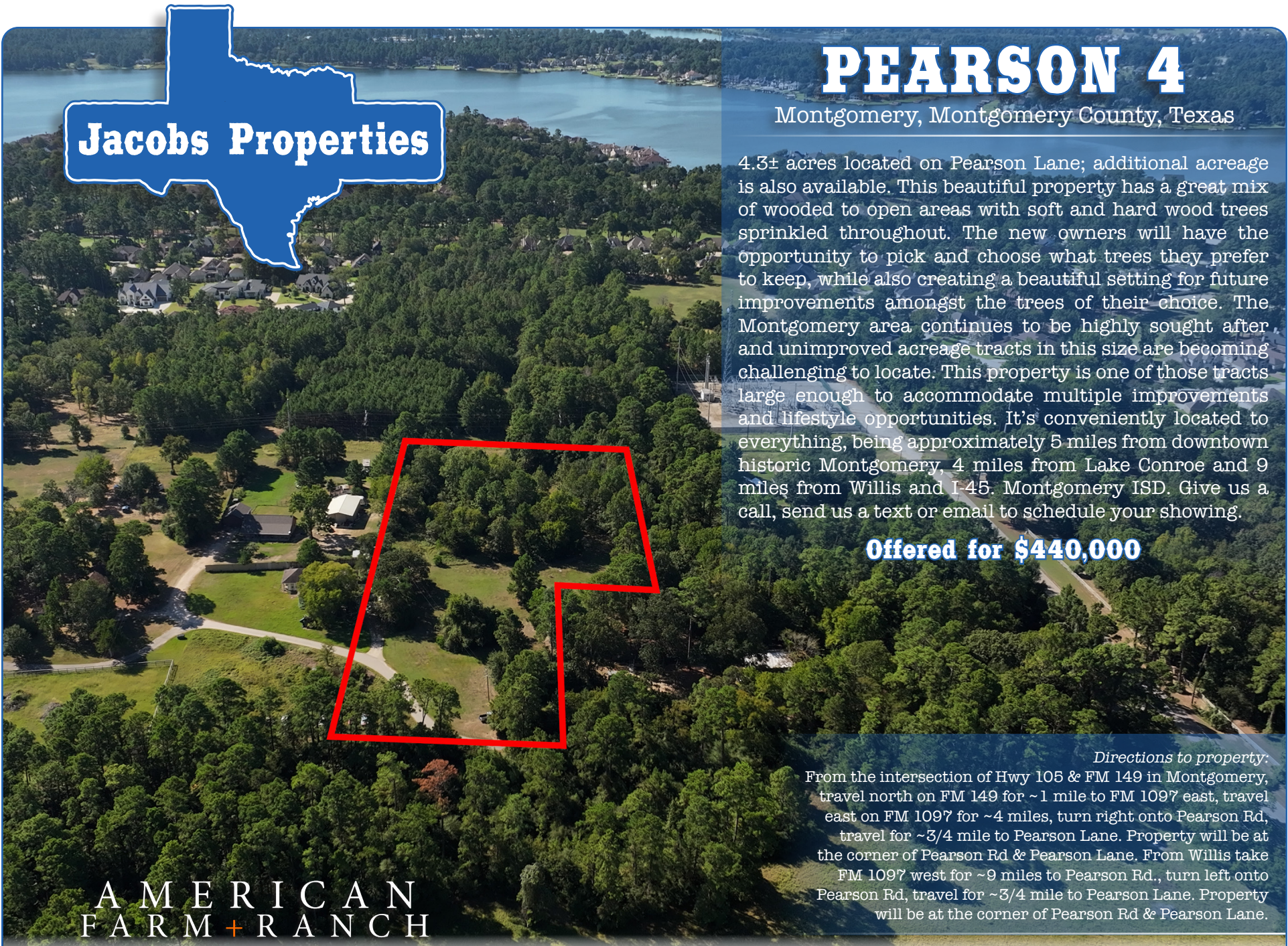




Jacobs Properties

PEARSON 4

Montgomery, Montgomery County, Texas

4.3± acres located on Pearson Lane; additional acreage is also available. This beautiful property has a great mix of wooded to open areas with soft and hard wood trees sprinkled throughout. The new owners will have the opportunity to pick and choose what trees they prefer to keep, while also creating a beautiful setting for future improvements amongst the trees of their choice. The Montgomery area continues to be highly sought after and unimproved acreage tracts in this size are becoming challenging to locate. This property is one of those tracts large enough to accommodate multiple improvements and lifestyle opportunities. It's conveniently located to everything, being approximately 5 miles from downtown historic Montgomery, 4 miles from Lake Conroe and 9 miles from Willis and I-45. Montgomery ISD. Give us a call, send us a text or email to schedule your showing.

Offered for \$440,000

Directions to property:

From the intersection of Hwy 105 & FM 149 in Montgomery, travel north on FM 149 for ~1 mile to FM 1097 east, travel east on FM 1097 for ~4 miles, turn right onto Pearson Rd, travel for ~3/4 mile to Pearson Lane. Property will be at the corner of Pearson Rd & Pearson Lane. From Willis take FM 1097 west for ~9 miles to Pearson Rd., turn left onto Pearson Rd, travel for ~3/4 mile to Pearson Lane. Property will be at the corner of Pearson Rd & Pearson Lane.

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

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