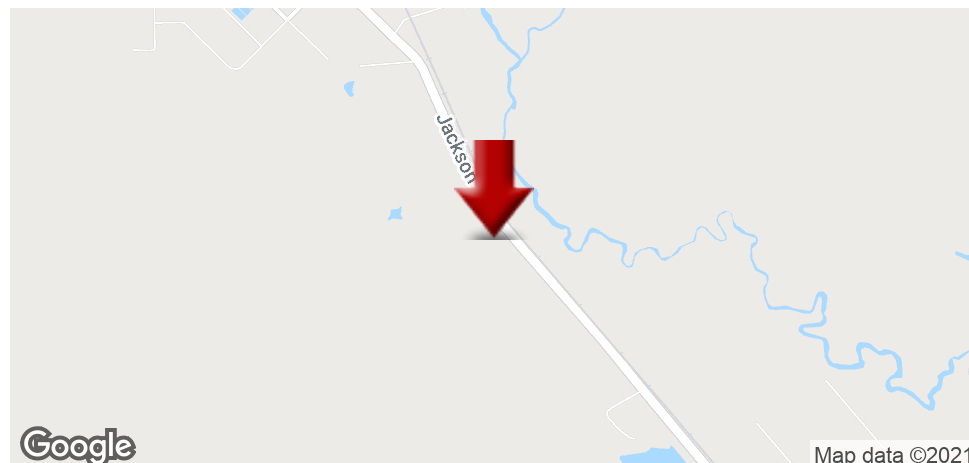


0 JACKSON RD - 489.49 ACRES

0 Jackson Rd, Montgomery, TX 77316



OFFERING SUMMARY

SALE PRICE:	\$5,000,000
LOT SIZE:	489.49 Acres
MARKET:	Magnolia and Montgomery
SUBMARKET:	Montgomery
PRICE / SF:	\$0.23

PROPERTY OVERVIEW

489.49 Acres - All Commercial or Residential Use - Unrestricted -Seller has no Survey
Eastside of Jackson Rd, near Churchill Downs, just north of Hwy 149 in Montgomery, Texas
Plenty of Frontage on Jackson Rd

PROPERTY HIGHLIGHTS

- Residential Use
- Unrestricted property
- Commercial

KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

Each Office Independently Owned and Operated kwcommercial.com

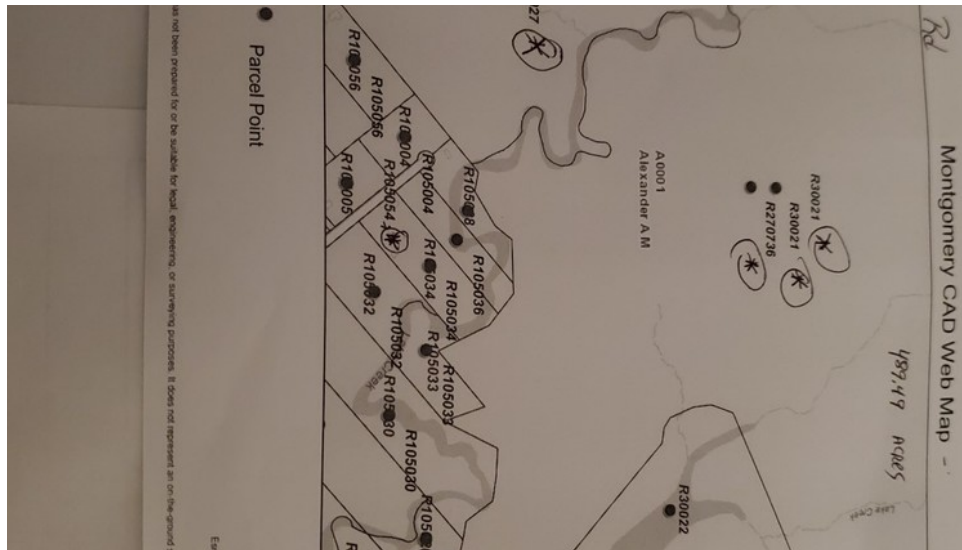
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE



0 JACKSON RD - 489.49 ACRES

0 Jackson Rd, Montgomery, TX 77316



KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

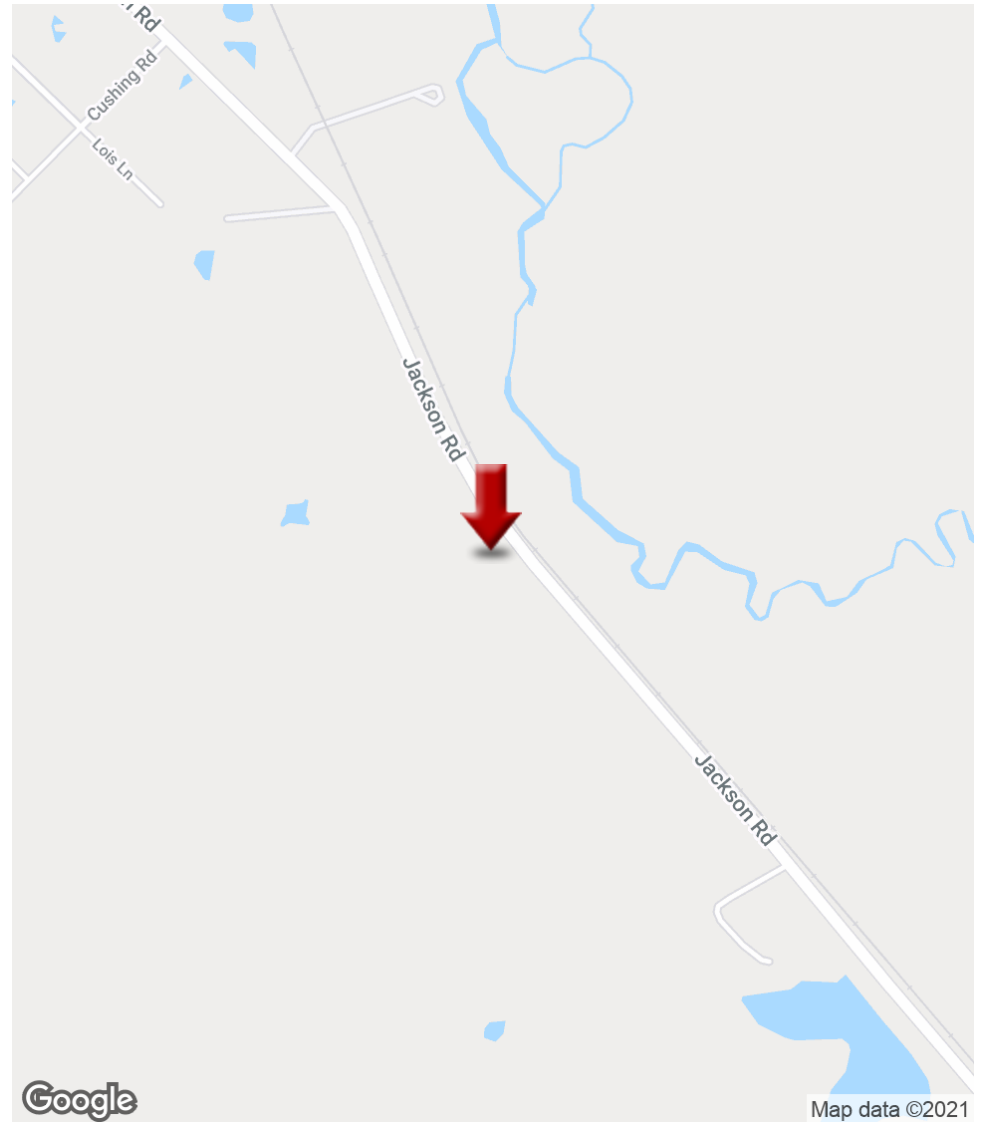
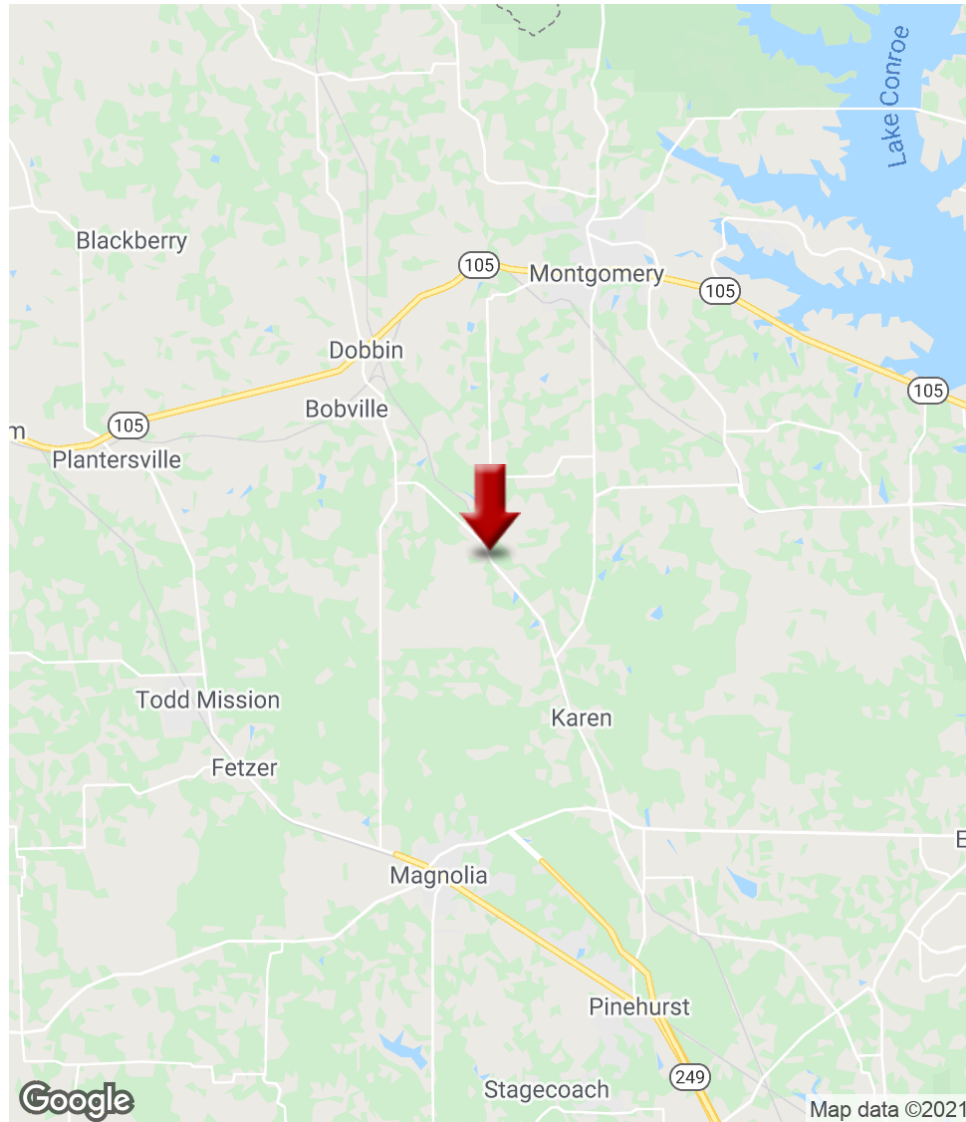
Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LAND FOR SALE

0 JACKSON RD - 489.49 ACRES

0 Jackson Rd, Montgomery, TX 77316



KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

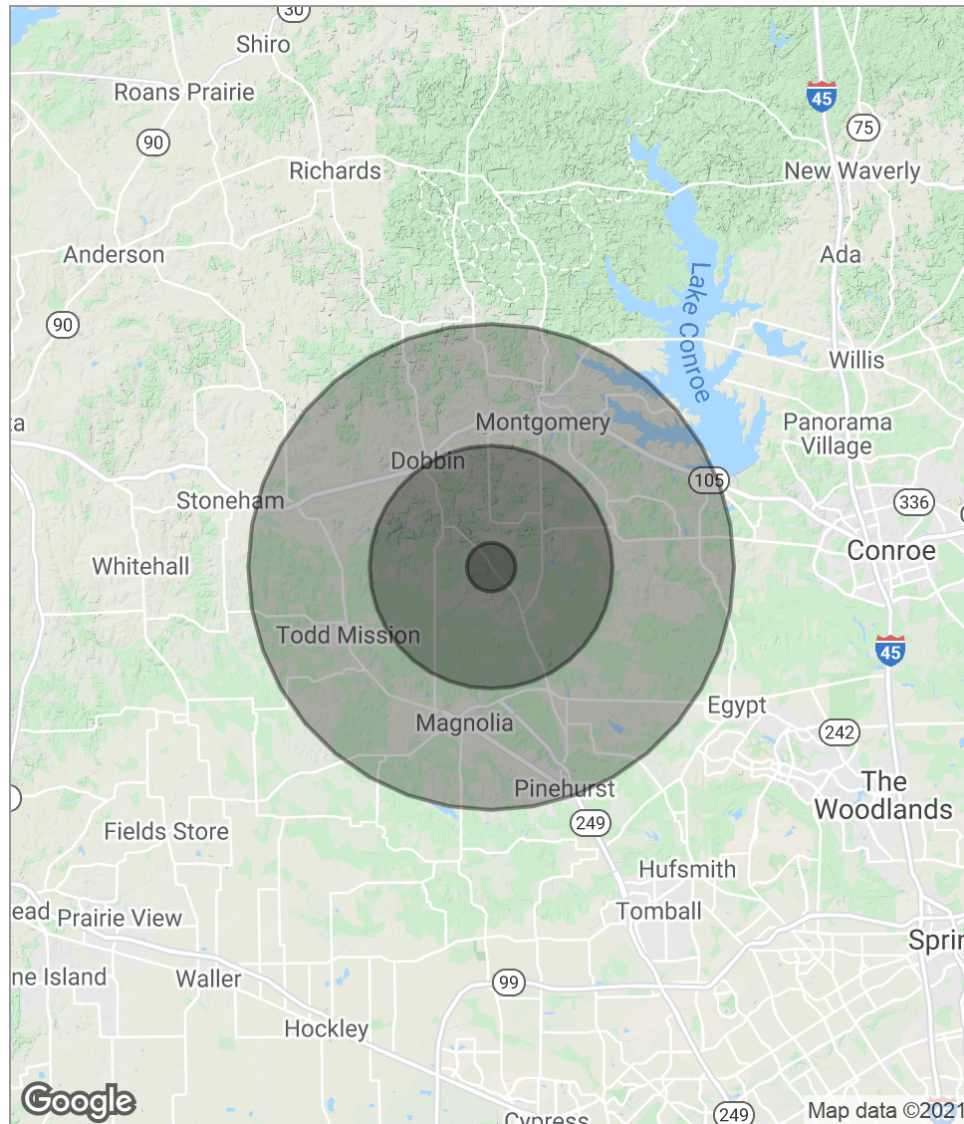
RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0 JACKSON RD - 489.49 ACRES

0 Jackson Rd, Montgomery, TX 77316



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	197	6,510	53,112
Median Age	36.8	37.1	39.2
Median Age (Male)	37.1	36.7	38.2
Median Age (Female)	36.5	37.8	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	69	2,238	18,805
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$71,794	\$80,590	\$89,725
Average House Value		\$232,371	\$219,179

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
8344 Spring Cypress Rd.
Spring, TX 77379

RECY DUNN
Commercial Broker & Director KW Commercial Professionals
O: 832.541.7466
C: 832.541.7466
askrecy@kwcommercial.com
TX #614951

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.