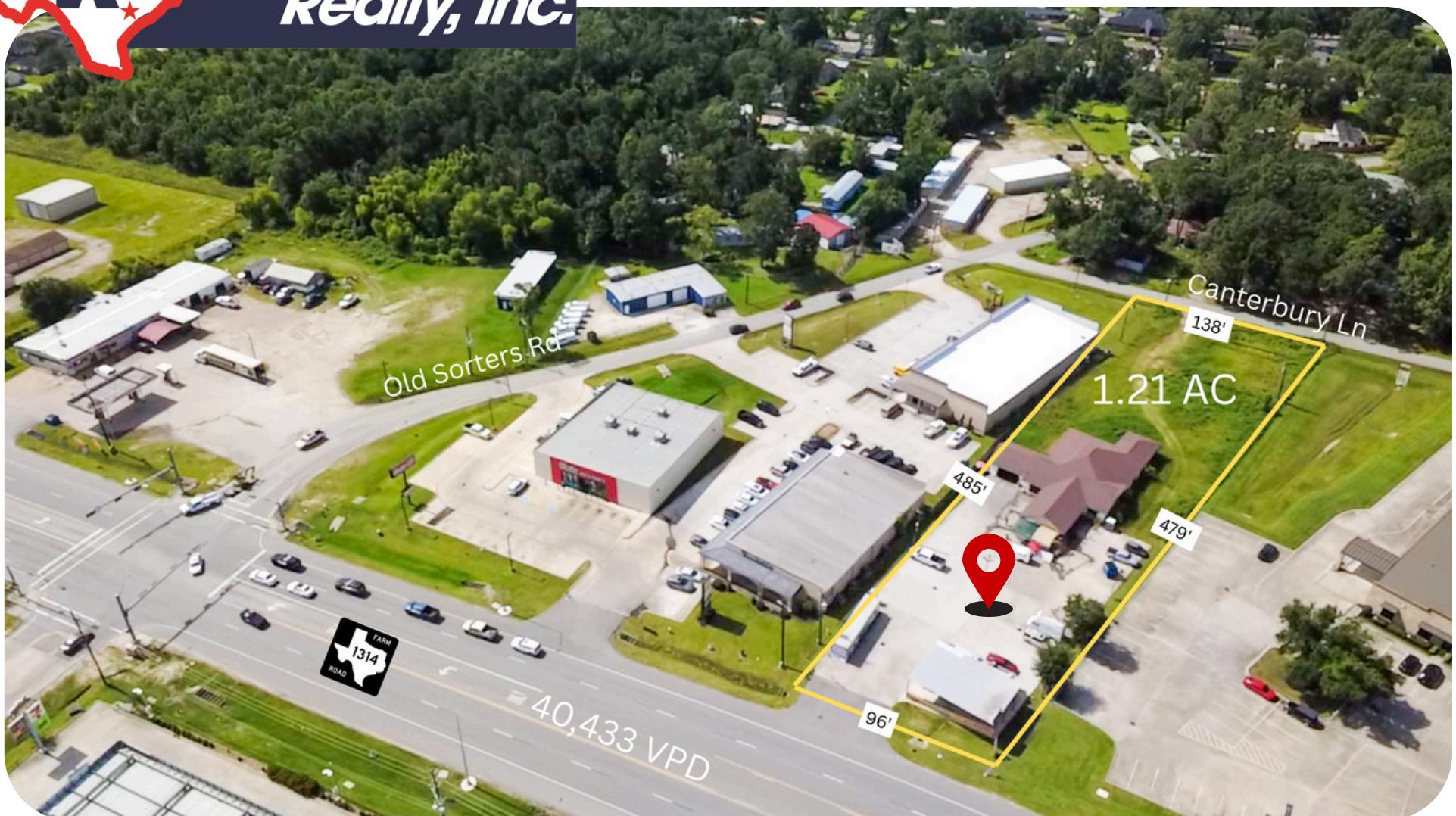




**Texcom
Realty, Inc.**



**23788 FM 1314 Rd
1.21 Acres Investment Property
FM 1314**

Price offered

\$849,500

This versatile commercial property offers multiple structures, boasts excellent frontage on high-traffic FM 1314. Ideally situated in a rapidly growing area of East Montgomery County, the property enjoys a central location between I-69 (Hwy 59) and the Grand Parkway (Hwy 99).

With easy access to major thoroughfares and just minutes from the bustling Valley Ranch Town Center, this site is perfectly positioned for a variety of commercial or mixed-use developments. The property is already income-producing, adding immediate value for investors. Don't miss this outstanding opportunity in one of the fastest-growing corridors in Southeast Texas.

TEXCOM REALTY



281-354-1299

