

# LAND FOR SALE

## 10050 FM 149 Rd, Montgomery, TX



**COLDWELL  
BANKER  
COMMERCIAL**

REALTY



**SALE PRICE:**

\$339,000/Land only  
\$49,000/Mobile Hm

**LOT SIZE:**

2.00 Acres

**DISTANCE TO I-45:**

15 Miles

**DISTANCE TO SH 105:**

4 Miles

**CROSS STREETS:**

FM 149 & Keenan  
Cut Off Rd

### PROPERTY FEATURES

- Located on FM 149 in Montgomery, TX minutes to Lake Conroe
- Conroe is One of the Fastest Growing Cities in America
- Perfect Time for Commercial Development in the Area
- Level Grade. All Utilities Available. Well & Septic.
- Popular Wedding Venue & Luxury RV Resort sits Adjacent
- Close to World-Class Activities in Lake Conroe & The Woodlands nearby

### PROPERTY OVERVIEW

Unrestricted 2 Acres in a Park-Like Setting just minutes to Lake Conroe. Secluded and private, this property is situated off the highway at the end of long winding asphalt drive, accessed by electronic gate. If seclusion is not what you seek, the property has 305 Feet frontage on FM 149 for easy access to the Highway. Land is level grade, partially wooded and includes all utilities (well & septic). **Property is being sold AS-IS.** A 1,500 SF mobile home is located on the property and may be purchased for \$49,000. Timber may be sold off. A popular wedding venue is located directly across the highway, which draws additional traffic during events. Adjacent to the property sits the 7 Bridges Luxury RV Resort. About 50 Miles north of Houston, TX.

**RICK STALLINGS**

713.503.0808 | [Rick@bhcrehouston.com](mailto:Rick@bhcrehouston.com)

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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Located on FM 149 (Minutes to Lake Conroe)



Entrance to Property (Gated)

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Winding Driveway on Property



Mobile Home on Property (Sold Separately)

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Mobile Home  
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Great Room



Master Bedroom

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## Popular Wedding Venue Across FM 149



## Luxury RV Resort Next Door



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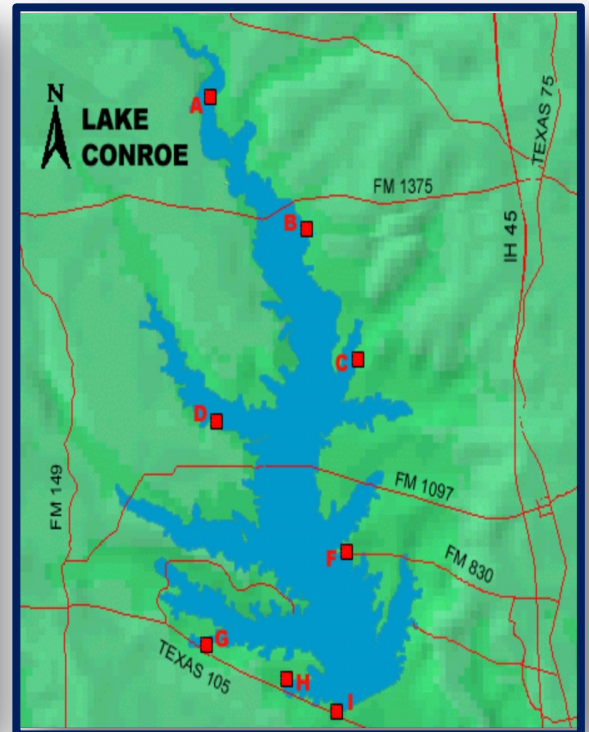
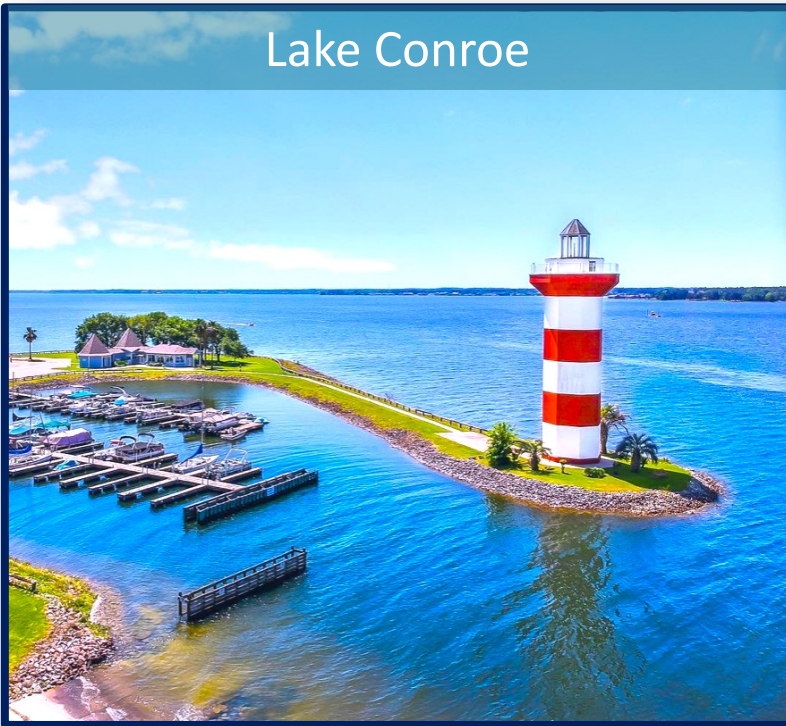
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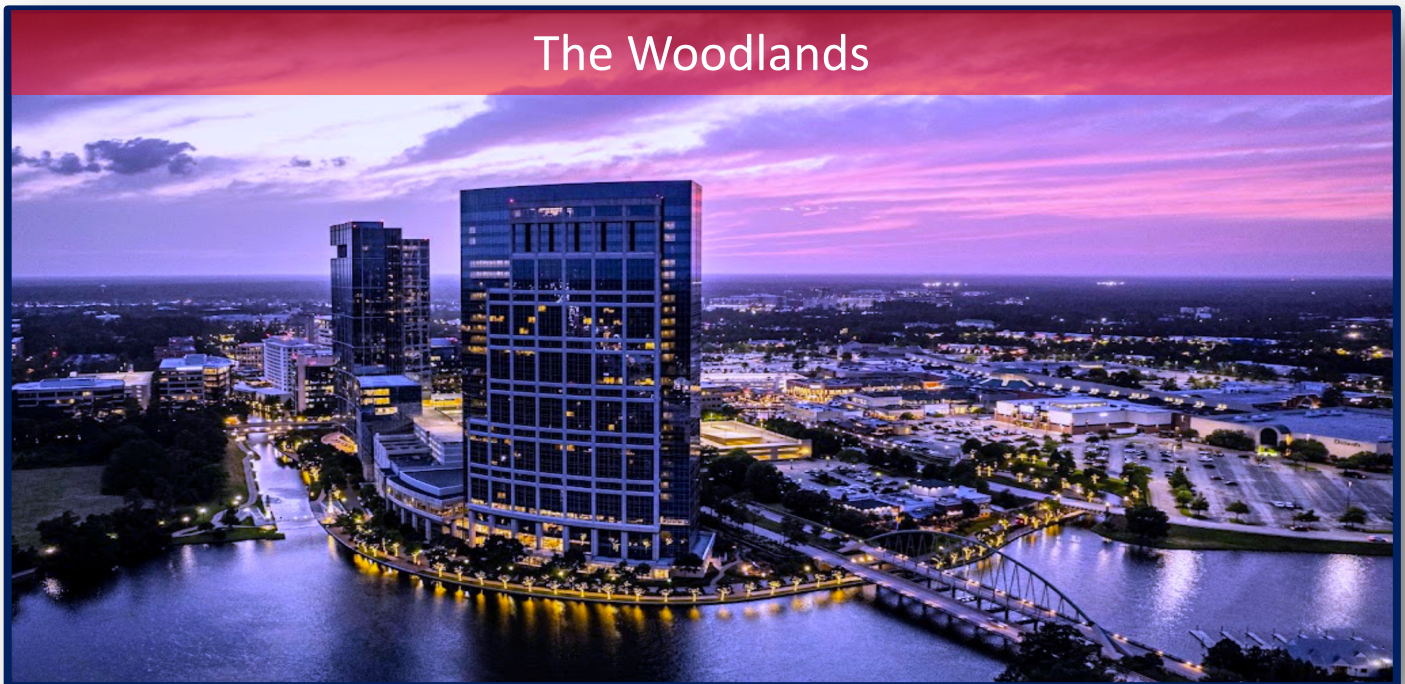
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### Lake Conroe



### The Woodlands



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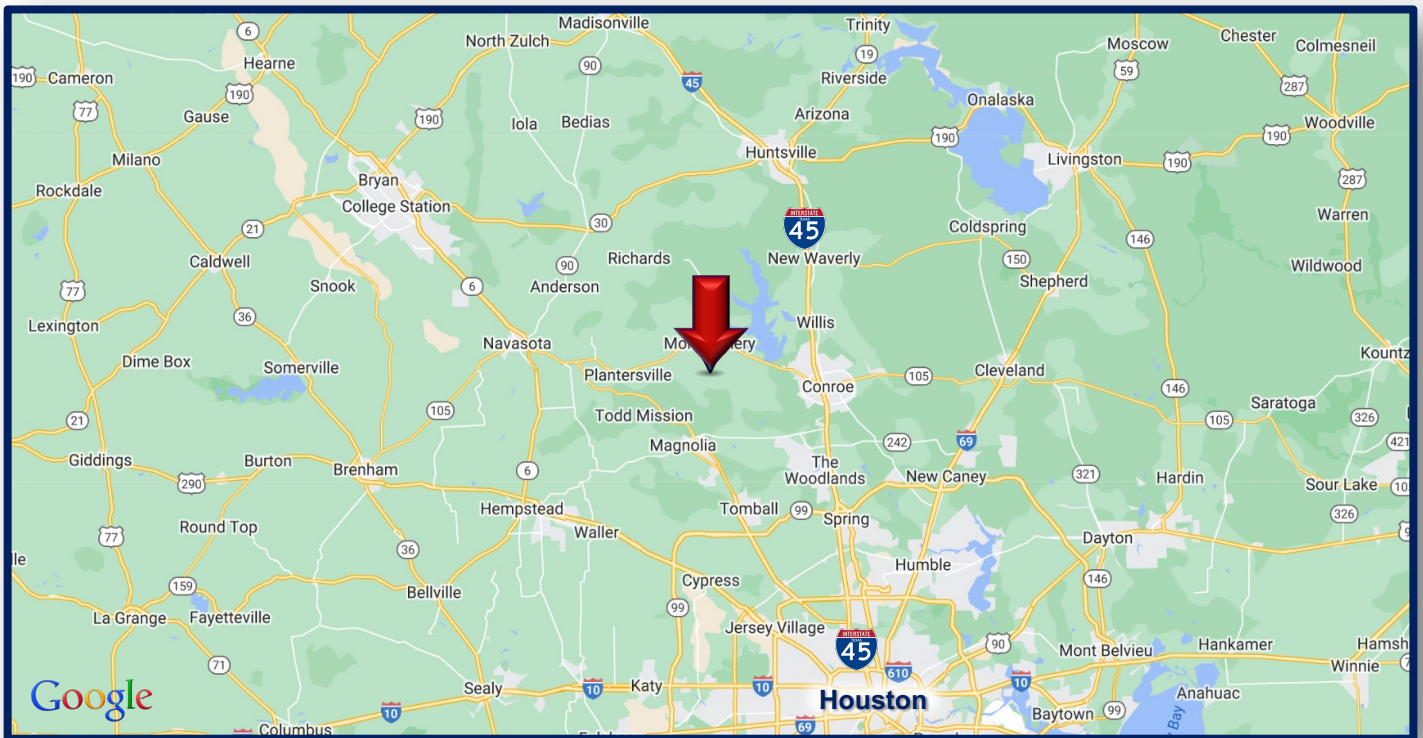
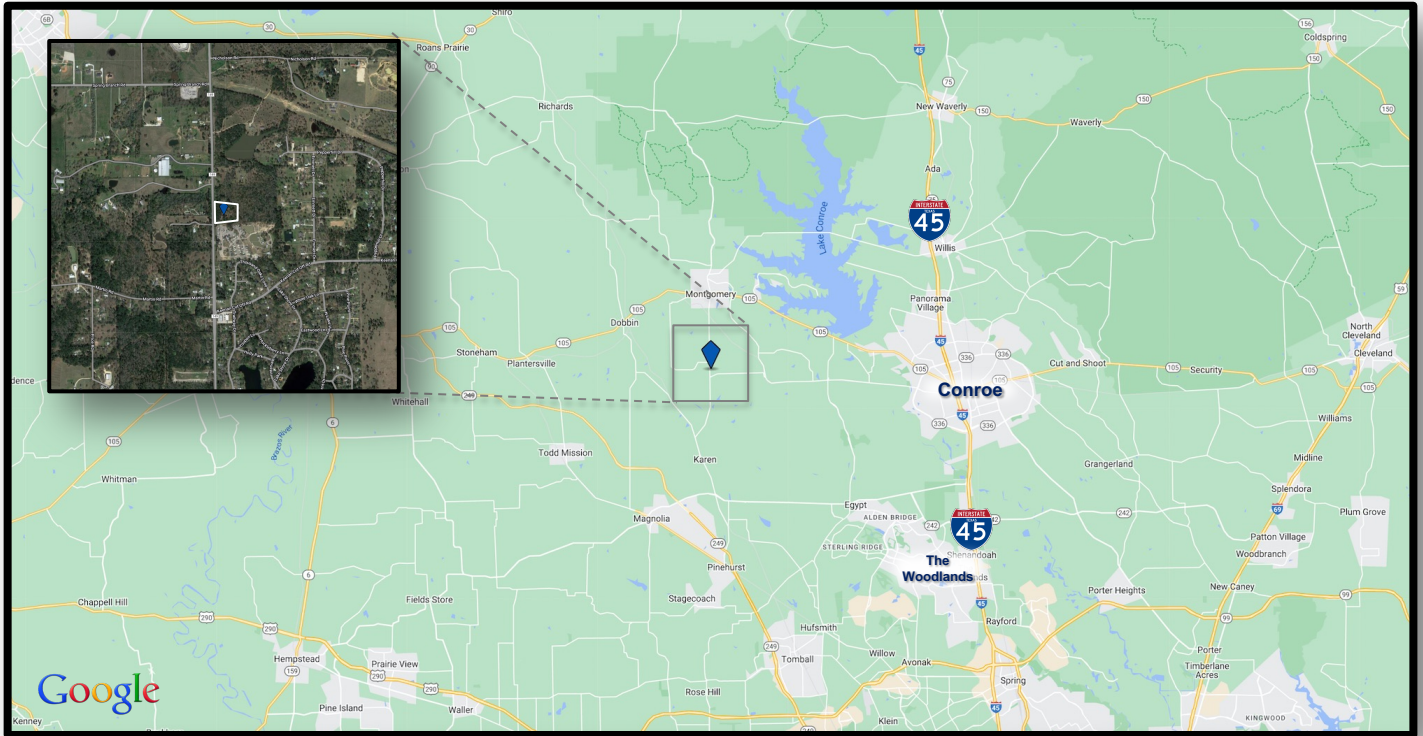
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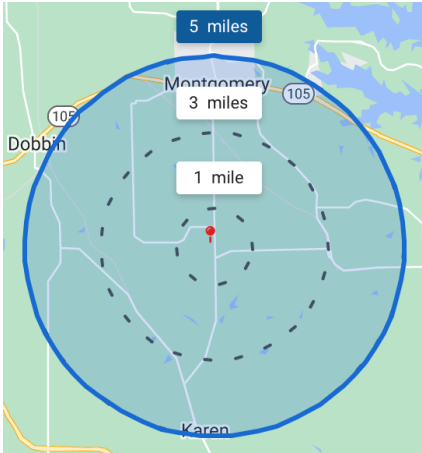
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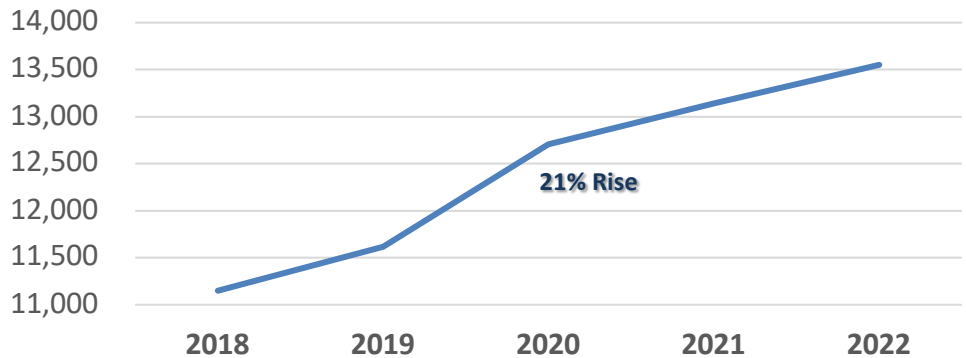


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## Demographics – 5 Mile Radius



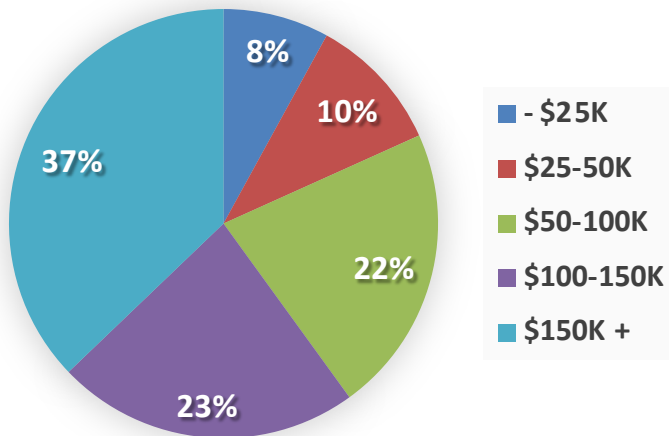
**Population: 13,551**



### Household Income

Median: \$116K

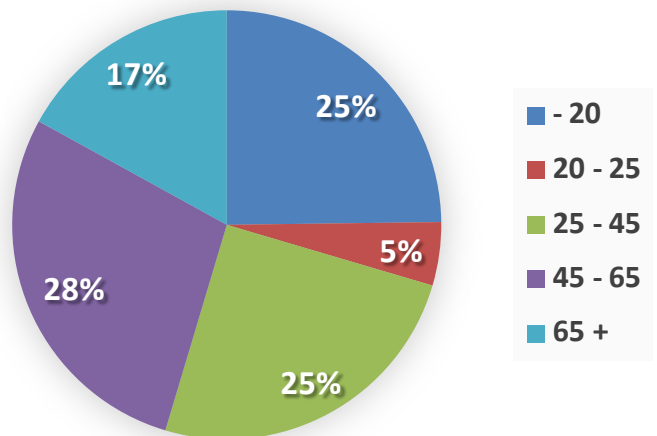
2026 Est: \$131K



### Age Demographics

Median Age: 41

2026 Est: 42



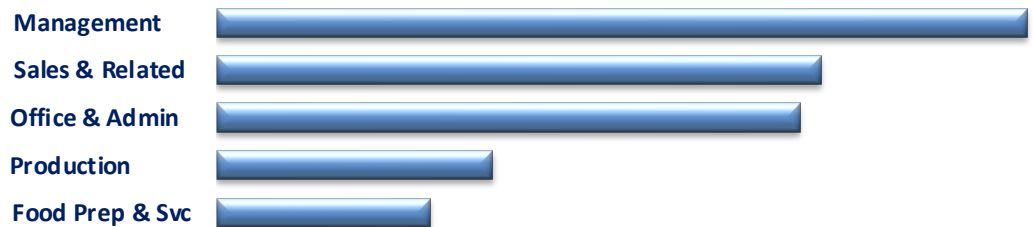
#### Housing Occupancy Ratio 11:1



#### Owner to Renter Ratio 6:1



#### Top 5 Employment Categories (4,579 Employees)



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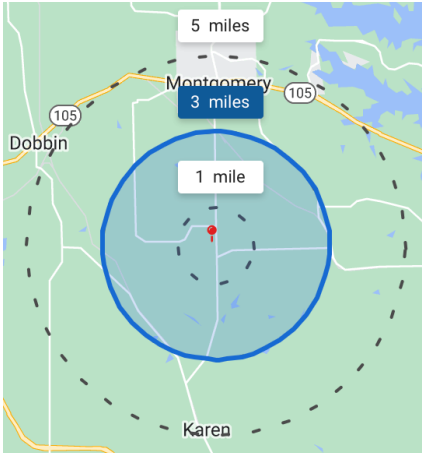
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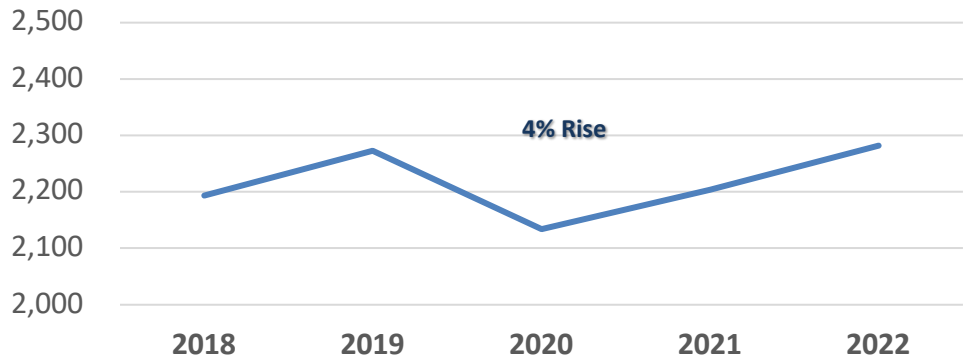


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## Demographics – 3 Mile Radius

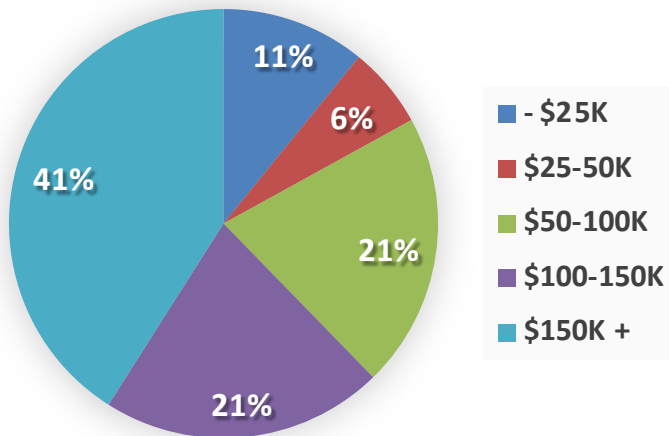


Population: 2,282



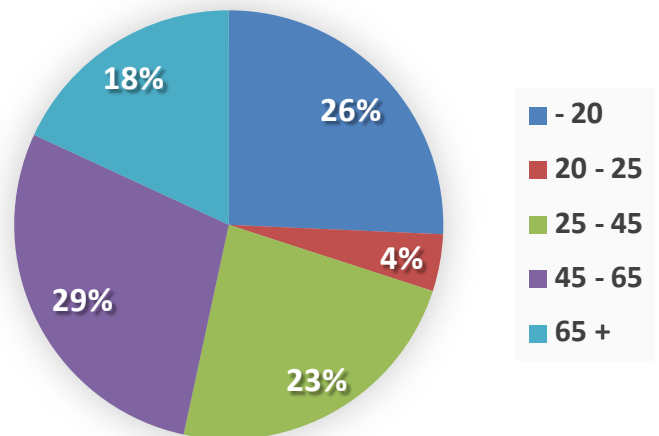
### Household Income

Median: \$123K      2026 Est: \$131K



### Age Demographics

Median Age: 42      2026 Est: 43



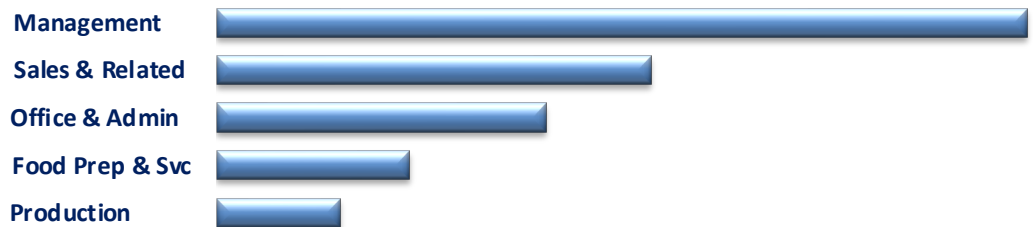
#### Housing Occupancy Ratio 9:1



#### Owner to Renter Ratio 9:1



#### Top 5 Employment Categories (348 Employees)



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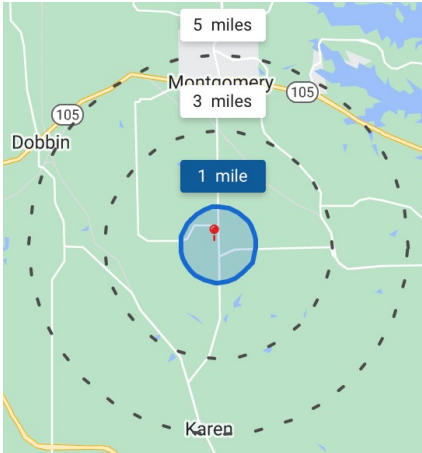
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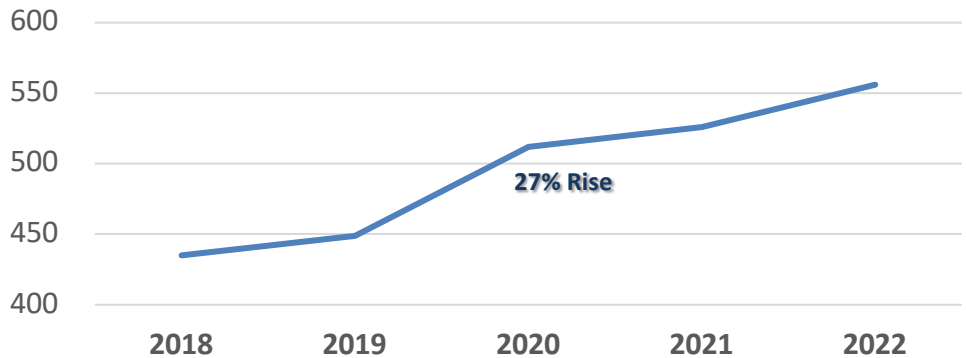


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## Demographics – 1 Mile Radius

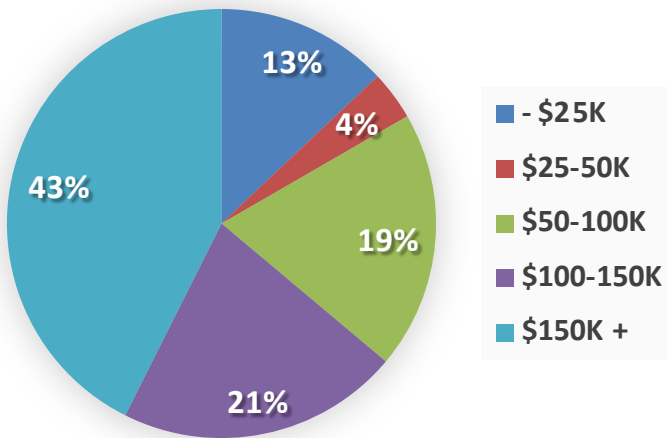


Population: 556



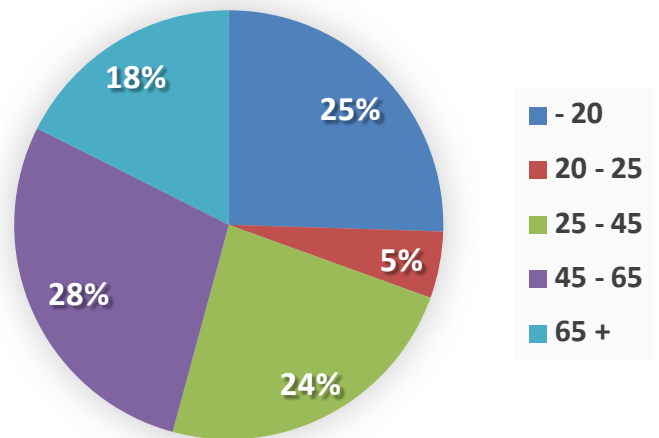
### Household Income

Median: \$127K      2026 Est: \$130K



### Age Demographics

Median Age: 41      2026 Est: 42



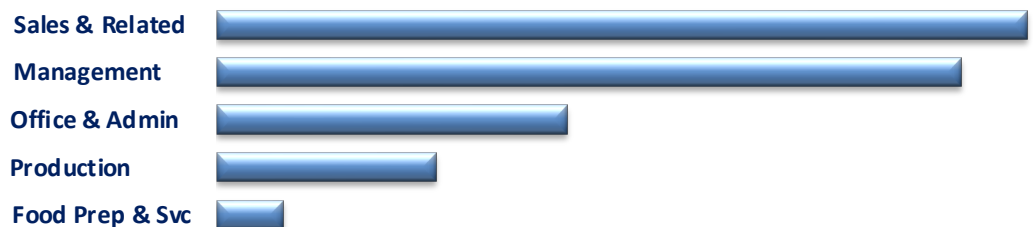
#### Housing Occupancy Ratio 17:1



#### Owner to Renter Ratio 9:1



#### Top 5 Employment Categories (76 Employees)



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2022 Coldwell Banker  
 Top Commercial Producer ~ Houston Region  
 2<sup>nd</sup> Top Commercial Producer ~ Texas



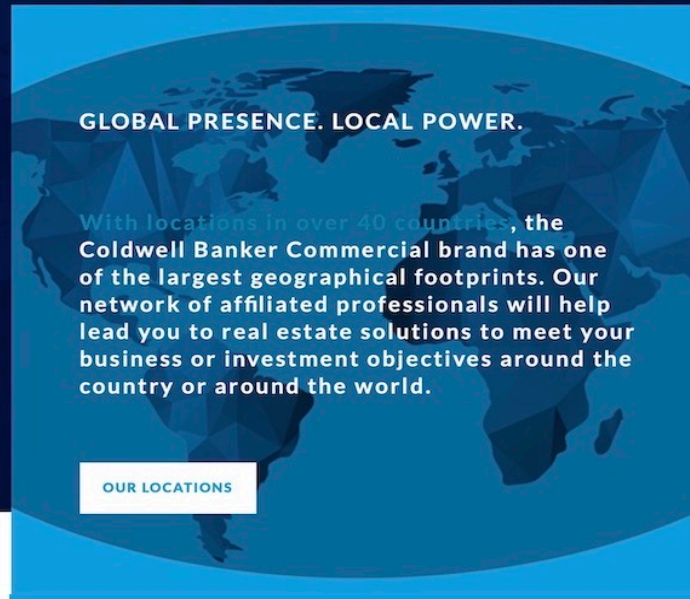
**RICK STALLINGS, MBA**  
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**EXPERTISE**

**OUR APPROACH**

**Commercial is our calling.**

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.



**GLOBAL PRESENCE. LOCAL POWER.**

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

**OUR LOCATIONS**

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**WHAT WE DO BEST**

**Discover the difference.**



Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Coldwell Banker Realty</b>	<b>420132</b>	<b>joanne.justice@cbdfw.com</b>	<b>(936)906-7700</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joanne Justice</b>	<b>159793</b>	<b>joanne.justice@cbdfw.com</b>	<b>(936)906-7786</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Pamela Jill Jarvis</b>	<b>573646</b>	<b>jill.jarvis@cbunited.com</b>	<b>(713)628-0542</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Richard A Stallings</b>	<b>620753</b>	<b>rick@bhcrehouston.com</b>	<b>(713)503-0808</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date