



Jacobs Properties

WALDEN RD 3

Montgomery, Montgomery County, Texas

Unrestricted 2.953-acre lot with valuable Walden Rd frontage in a rapidly growing, high-demand area. This property backs to Lake Conroe, offering scenic lake views and a rare blend of visibility and natural appeal. Ideal for high-traffic uses, mixed-use concepts, or a private estate, the site provides ample space, strong road presence, and flexible development potential. Not subject to POA fees or restrictions, allowing maximum freedom for your vision. A unique opportunity in a prime Lake Conroe location. Public water available, but buyer to confirm.

~~Offered for \$1,285,000~~

Price Reduced to \$1,185,000

AMERICAN
FARM + RANCH

Directions to property:

From I-45 take exit 156 (977 Leona), head west on 977 approximately 1.5 miles to FM 2485, head north on FM 2485 for approximately 1 mile, property is on the left.

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