

For Sale

±16.07 AC
Montgomery, TX 77316

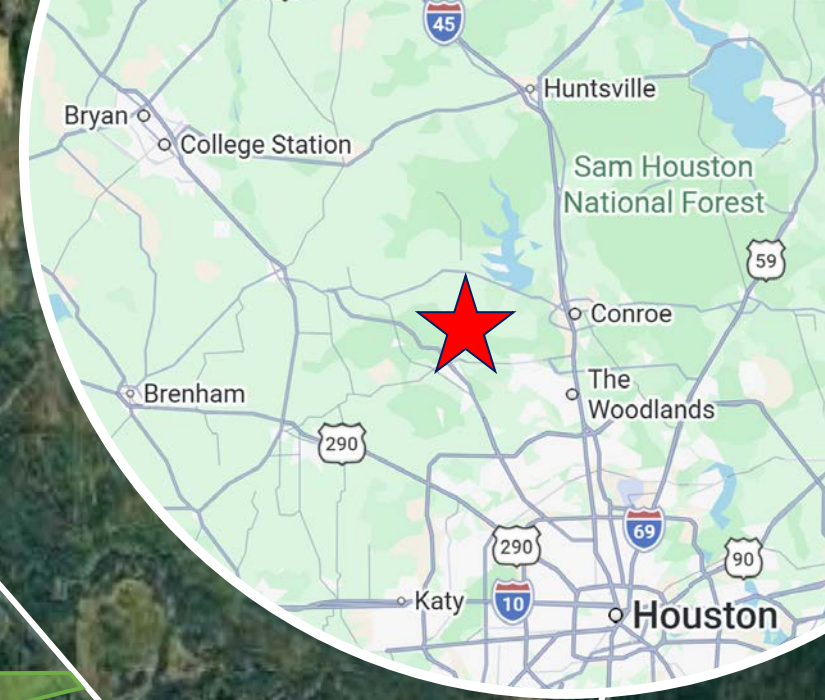


SITE

Magnolia Forest

HIGH MEADOW
ESTATES

Property lines shown are approximate and are not guaranteed.



249
TEXAS



Unrestricted ±16.07 Acres | Main Residence (1,896 ft²) | Guest Home (618 ft²) | RV Hookup | \$400k+ invested in upgrades

Location Overview: Strategically positioned by 12+ Master-Planned communities with convenient access to SH 249, Magnolia, Montgomery, Tomball & The Woodlands



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Property Overview: 7420 Jackson Road, Montgomery, TX 77316

PROPERTY HIGHLIGHTS

- Unrestricted ± 16.07 -acre tract with current timber exemption
- Main residence, fully furnished guest home and dedicated RV hook up
- Exceptional privacy, mature trees and private pond with creek
- Located in county's premier growth area

EXISTING IMPROVEMENTS

- \$400k in major renovations and property upgrades between '20-'26 (see list)
- Two covered carports (6 vehicles, 11' clearance)
- Basketball/pickleball sport court
- Barn/workshop and multiple storage buildings
- Engineered reinforced culvert creek crossing

POTENTIAL USES

- Future development (illustrative), e.g., RV park, tiny home community, assisted living, self-storage
- Commercial or investment opportunity
- Owner-user opportunity (i.e., live onsite with enough space to operate your business)
- Equestrian or recreation retreat
- Luxury private estate with income-producing guest residence



MAIN RESIDENCE



FURNISHED GUEST HOME



PRIVATE POND



CREEK CROSSING



SPORT COURT



BARN / WORKSHOP

Infrastructure Overview: Situated ~1.2 miles from the proposed FM 149 Extension, a planned 4-lane connection to SH 249 to improve access to the area's growing residential / commercial developments



Farm-to-Market (FM) 149 Extension Project

Public Meeting
June 2023

Quick Facts

Project Location:
FM 149

Project Length:
Approximately 3.45 miles

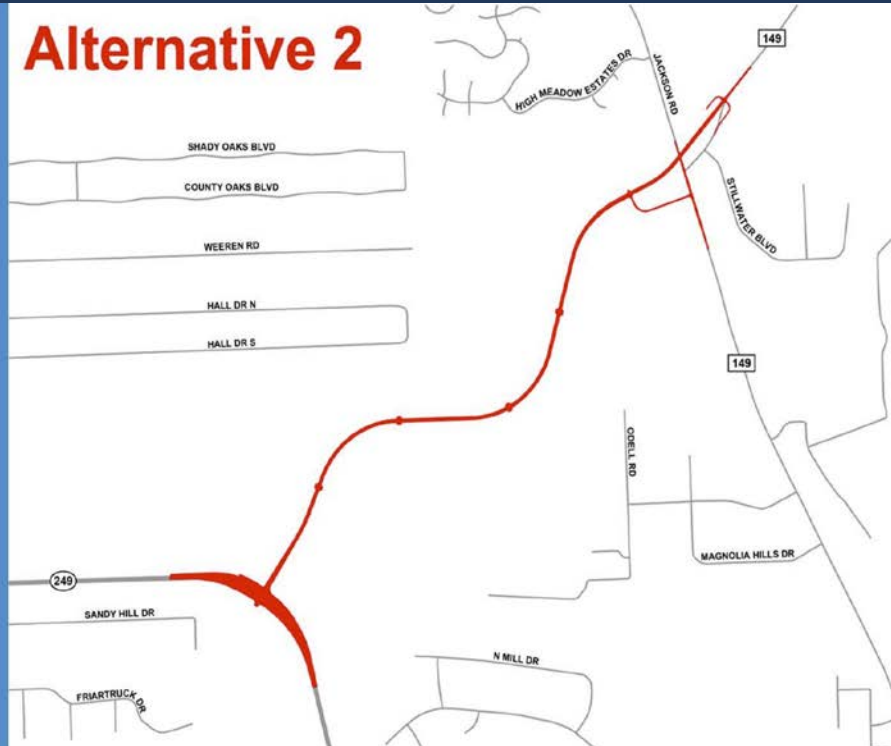
Project Limits:
Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

Estimated Cost & Funding:
\$110 Million

Right-of-Way Needs:
Required

Potential Displacements:
No residential or non-residential displacements are anticipated

Alternative 2



Project Description

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6 span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

Needs Along the Corridor

This project is needed because:

- there is no direct connection from FM 149 to SH 249 Toll Road at this location
- the roadway geometry at the FM 149 and Jackson Road intersection, which involves and at-grade rail crossing, are inadequate for current traffic and future traffic and create unsafe conditions
- the existing system capacity needs to be expanded to relieve congestion
- the intra-county mobility for businesses and residents needs to be improved
- to promote economic development.

Purpose of the Proposed Project

The purpose of the project is to expand system capacity, and to minimize congestion by providing a new highway that meets current FHWA and TXDOT design standards that provides direct connections to the SH 249 Toll Road and FM 149, and to enhance economic development opportunities in the corridor, improve the operational safety of existing roadways by minimizing accidents within the roadway network, and promote intra-county mobility.



Sources:

- Montgomery County Public Hearing (June 2023)
https://cms1files.revize.com/montgomerycountytx/FINAL%20FM%20149%20Meeting%20Summary_8.21.2023.pdf
- Houston-Galveston Area Council (H-GAC) Regional Transportation Plan (October 2025)
<https://www.h-gac.com/getmedia/8bc9b48a-62f0-411d-8b2e-02bf93cb843f/Draft-2045-RTP-Update-Project-Listing>

Market Overview: 10 Mile Radius

July 2026

Population



130,799

Current total population



5.5%

2025-2030 Population
Growth Rate



\$57,656

Per Capita Income



\$609,381

Median Net Worth

Household Characteristics



\$111,002

Median Household
Income



\$458,001

Median Home
Value



83.7%

Home Ownership



41.1

Median Age



2.7

Average Household
Size

Education



5.5%

No High School
Diploma



27.6%

Some
College



23.5%

High School
Graduate



43.4%

Bachelor's / Grade /
Prof Degree

Annual Lifestyle Spending



\$4,807

Travel



\$168

Theatre / Opera /
Concerts



\$103

Movies / Museums /
Parks



\$163

Sports Events



\$13

Online Games

Annual Household Spending



\$3,214

Apparel &
Services



\$274

Computers &
Hardware



\$5,683

Eating Out



\$9,792

Groceries



\$10,406

Health Care

Employment



69.6%

White Collar



19.0%

Blue Collar



11.4%

Services



3.6%

Unemployment
rate



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