



**18821 FM 1488**  
 18821 FM 1488 | MAGNOLIA, TX 77355  


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**PRIME REDEVELOPMENT SITE IN THE CITY OF MAGNOLIA**  


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 JOE BURKE | ROB WHITAKER | 281.477.4300



# PROPERTY INSIGHTS

## PRIME REDEVELOPMENT SITE IN THE CITY OF MAGNOLIA

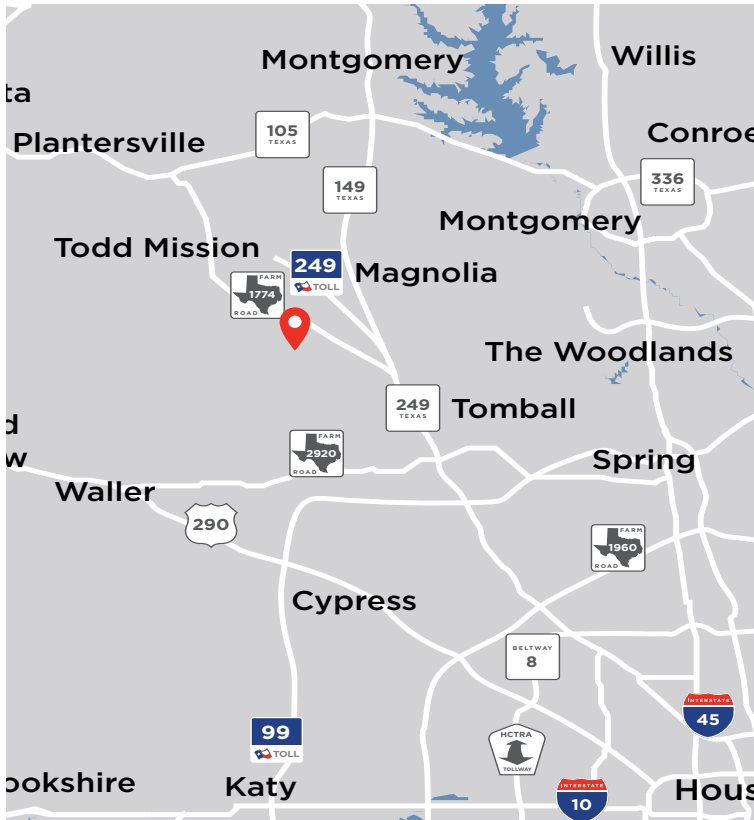
- Redevelopment opportunity in the City of Magnolia.
- Fast growing dynamic growth corridor in Montgomery County.
- Excellent location for retail, restaurant, office, etc.
- Magnolia Independent School District

▶ **JOE BURKE**  
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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±34,400 sq. ft.
- ▶ **PRICE:**  
\$875,000
- ▶ **UTILITIES:**  
All city utilities
- ▶ **RESTRICTIONS:**  
Zoned for commercial
- ▶ **FRONTAGE:**  
Approx. 241.5 ft. on FM 1488  
Approx. 228 ft. on Goodson Rd  
Approx. 201 ft. on 9th St
- ▶ **TRAFFIC COUNTS:**  
Approx. 13,177 VPD on FM 1488



**31,485**  
Current Population  
Within a 5-Mile Radius



**249.77%**  
Population Growth  
Within a 1-mile Radius  
from 2010 to 2020



**\$106,003**  
Average HHI Within  
a 5-Mile Radius





AERIALS + ACREAGE



# EXECUTIVE SUMMARY

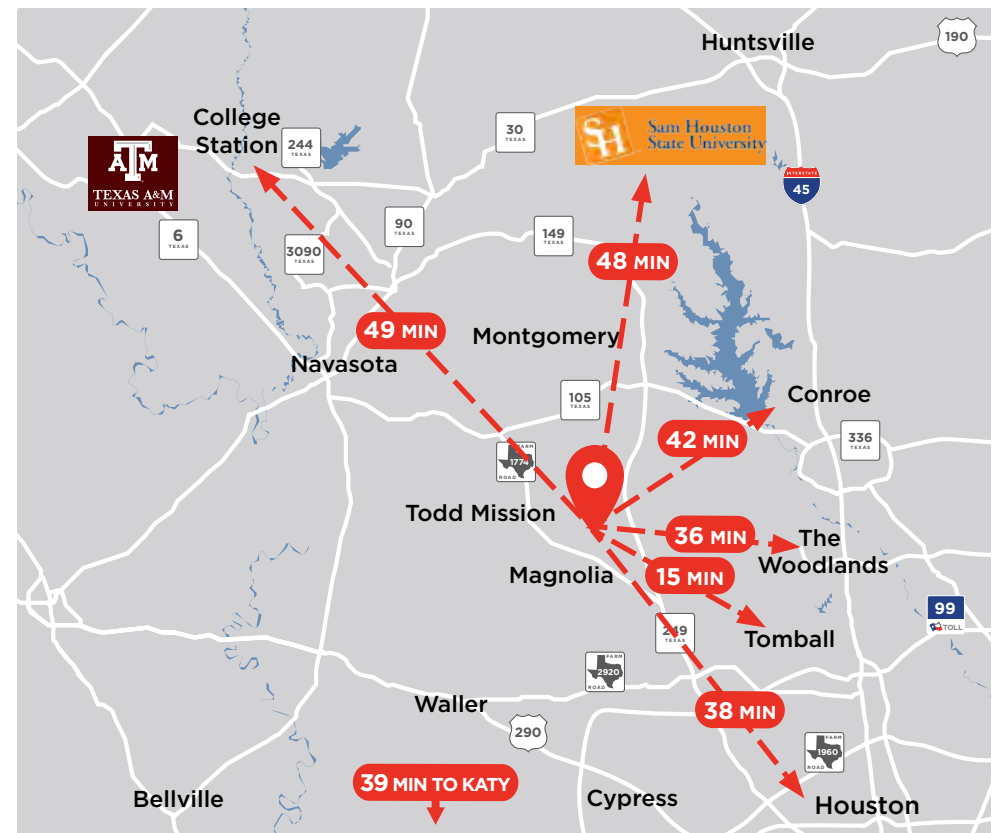
Magnolia, Texas is located in southwest Montgomery County, nationally ranked as 7<sup>th</sup> in growth among U.S. counties. A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like ExxonMobil moving into the area. At the crossroads of progress, Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.

The City of Magnolia is located the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. We are approximately 20 miles from both I-45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

Montgomery County is one of the fastest growing areas in the state. The quality of life offered by Magnolia makes it an easy choice for families, empty, empty nesters, and business executives alike. Here, peaceful pastures and lush pine forests co-exist in harmony with long-standing family businesses and new entrepreneurial ventures.

Throughout the years, this area has seen many changes, going from a railroad town and agriculture community to a "bedroom community" where residents may work in another city or county but live, pay taxes and spend most of their income in their city. With the widening of highway FM 1488, and now FM 1774, Magnolia will continue to grow with changes, challenges and ever evolving image.

Source: <https://www.cityofmagnolia.com/>



## CONTACT OUR ADVISORS:

▶ **JOE BURKE**  
**MBA, USMC-RETIRED**

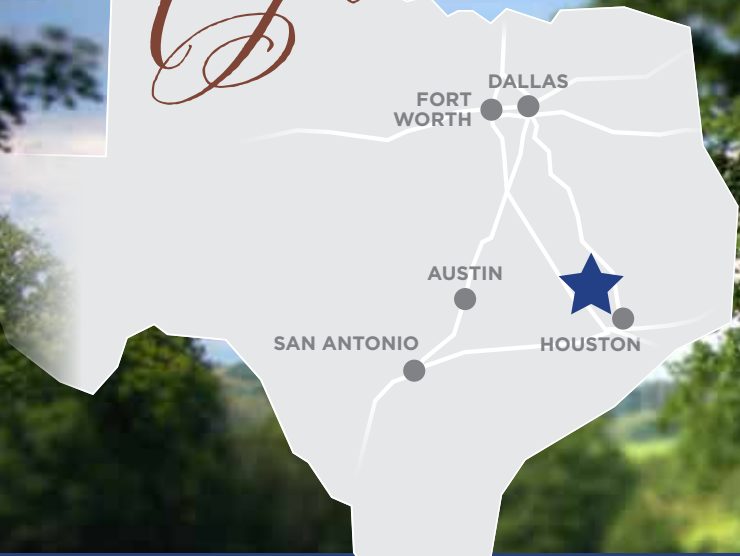
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# REGIONAL HIGHLIGHTS

*Magnolia*



*Scenic City*  
CERTIFICATION PROGRAM

**AWARDED BY  
SCENIC TEXAS  
2015  2020**

## GROWTH INDEX

↑ Estimated 30% growth in population by 2040

County seat of Montgomery, the 6<sup>th</sup> fastest-growing county in U.S.

*"WE'RE LOOKING FORWARD TO EXPANDING INTO...[MAGNOLIA] AND DEVELOPING A SIGNATURE COMMUNITY THAT WILL SET A TREND FOR DEVELOPMENT IN THIS AREA."*

SOURCE: STEVE SELLERS, EMPIRE CONTINENTAL LAND PRESIDENT

## DEVELOPMENT INDEX

**ETJ RE-ZONING EXPANSION**  
Expanded to FM 149 spur at FM 1488

**S&P GLOBAL RATINGS**  
Recent Double A bond rating

**RETAIL CENTERS**  
Magnolia Place, a 40K-SF, mixed-use development with HEB as anchor, 618 family units, 120 townhomes, and estimated to increase city sales tax by 2%

MAGNOLIA PLACE

**WORK/LIFE/PLAY**  
Audubon Magnolia, a 3,300-acre master-planned community with 5,000+ homes at build-out



**AUDUBON**

\$20M Magnolia Lights, the first mixed-use development in Magnolia, with 131 residential units and 20,000 SF of retail spanning 4 floors

## EDUCATION INDEX

**95.2%**  
High school diploma

**21.7%**  
Bachelor's degree or higher

**5** Universities within 1 hour:



# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20

## POSTAL COUNTS

|   | 1 MILE  | 3 MILES | 5 MILES |
|---|---------|---------|---------|
| Current Households                        | 1,249   | 4,971   | 10,667  |
| Current Population                        | 4,369   | 14,993  | 31,485  |
| 2010 Census Average Persons per Household | 3.50    | 3.02    | 2.95    |
| 2010 Census Population                    | 1,251   | 9,890   | 21,907  |
| Population Growth 2010 to 2020            | 249.77% | 51.65%  | 43.79%  |

## CENSUS HOUSEHOLDS

|                               |        |        |        |
|-------------------------------|--------|--------|--------|
| 1 Person Household            | 15.49% | 14.10% | 15.31% |
| 2 Person Households           | 33.52% | 33.34% | 33.89% |
| 3+ Person Households          | 50.99% | 52.57% | 50.79% |
| Owner-Occupied Housing Units  | 76.37% | 80.55% | 83.25% |
| Renter-Occupied Housing Units | 23.63% | 19.45% | 16.75% |

## RACE AND ETHNICITY

|  |        |        |        |
|--|--------|--------|--------|
| 2020 Estimated White                     | 84.01% | 84.40% | 84.18% |
| 2020 Estimated Black or African American | 5.36%  | 4.96%  | 4.45%  |
| 2020 Estimated Asian or Pacific Islander | 1.51%  | 1.24%  | 1.26%  |
| 2020 Estimated Other Races               | 8.45%  | 8.58%  | 9.19%  |
| 2020 Estimated Hispanic                  | 15.35% | 16.79% | 18.58% |

## INCOME

|   |          |           |           |
|---|----------|-----------|-----------|
| 2020 Estimated Average Household Income | \$91,762 | \$104,777 | \$106,003 |
| 2020 Estimated Median Household Income  | \$67,618 | \$84,995  | \$85,080  |
| 2020 Estimated Per Capita Income        | \$31,938 | \$35,527  | \$36,126  |

## EDUCATION (AGE 25+)

|                                     |        |        |        |
|-------------------------------------|--------|--------|--------|
| 2020 Estimated High School Graduate | 34.54% | 31.77% | 31.16% |
| 2020 Estimated Bachelors Degree     | 18.93% | 18.85% | 19.05% |
| 2020 Estimated Graduate Degree      | 6.03%  | 8.12%  | 7.35%  |

## AGE

|                 |      |      |      |
|-----------------|------|------|------|
| 2020 Median Age | 40.1 | 39.7 | 39.1 |
|-----------------|------|------|------|

# Information About Brokerage Services

Texas law requires all real estate license holders 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>Home Asset, Inc., dba NewQuest Properties</b>                  | <b>420076</b> | -                         | <b>(281)477-4300</b> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| Designated Broker of Firm   | License No.   | Email                     | Phone                |
| <b>H. Dean Lane, Jr.</b>  | <b>366134</b> | <b>dlane@newquest.com</b> | <b>(281)477-4300</b> |
| Licensed Supervisor of Sales Agent/Associate                      | License No.   | Email                     | Phone                |
| _____   | _____         | _____                     | _____                |
| Sales Agent/Associate's Name                                      | License No.   | Email                     | Phone                |

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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