

NewQuest

35243 HIGHWAY 249

35243 Highway 249 | Magnolia, Texas

Small Office and Storage on Highway 249 For Sale

Glenn Dickerson
281.477.4384 | gdickerson@newquest.com

Project Highlights

0.44 Acres Available For Sale in Magnolia, Texas

Glenn Dickerson
gdickerson@newquest.com
281.477.4384

- Ideal for retail or commercial development
- Easy access to FM 1774, FM 149 and SH 249
- Just south of Magnolia on extremely busy FM 1774
- 3,600 SF office building and a 2,310 SF storage building on site
- Septic tank on site

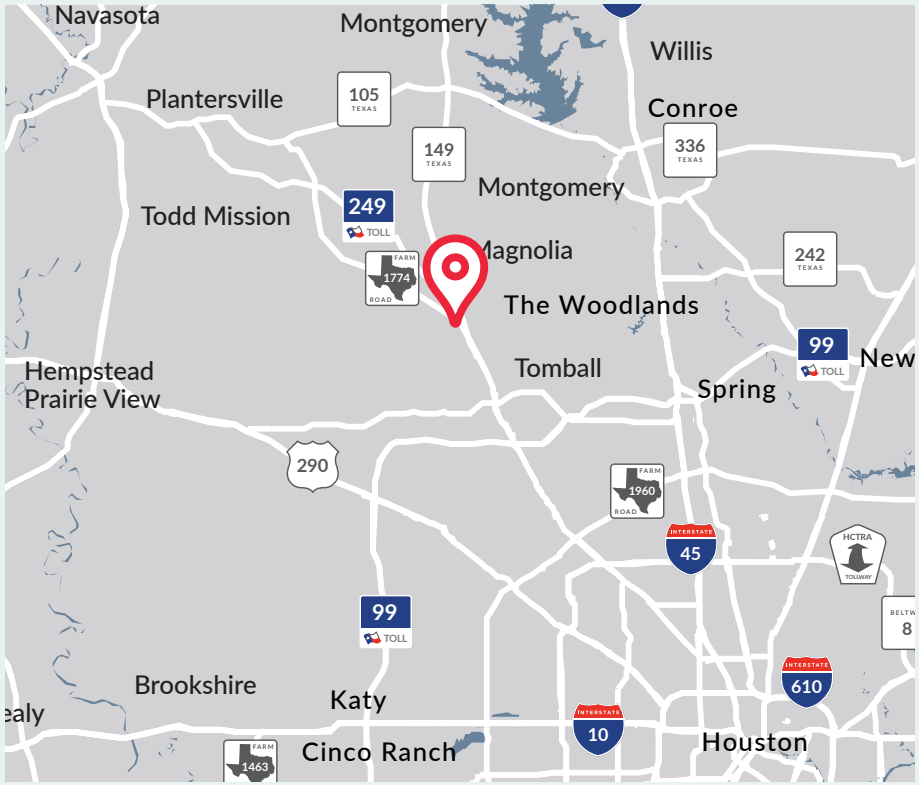
Approximate Size:	0.44 acres with 3,600 SF building and 2,310 SF building
Price:	$1,000,000
Utilities:	Has septic and electricity
Restrictions:	None
Engineering/Detention:	TBD
School District:	Magnolia ISD
Frontage:	±95 ft on Hwy 249 (FM 1774)
Traffic Counts	FM 1774 - 24,914 VPD Hwy 249/Aggie Expressway - 36,557 VPD TxDot Traffic Counts as of 2026

30% POPULATION GROWTH
within 5 miles from 2020 to 2026

$195K AVERAGE HOUSEHOLD INCOME
within 1 mile

60,197 POPULATION
within 5 miles

2020 Census, ESRI 2026



Aerial



TxDot Traffic Counts as of 2026

11.26 | 10.26

Aerial



TxDot Traffic Counts as of 2026

11.26 | 10.26

Demographics

2020 Census, ESRI 2026

USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	1,180	8,931	24,975

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	729	6,676	20,600
Current Population	2,217	19,686	60,197
2020 Census Average Persons per Household	3.02	3.00	3.02
2020 Census Population	1,761	16,806	46,329
Population Growth 2020 to 2026	25.9%	17.1%	29.9%
2026 Median Age	42	40	40

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	13.0%	15.3%	15.5%
2 Person Households	36.6%	33.8%	33.4%
3+ Person Households	18.3%	17.6%	17.8%
Owner-Occupied Housing Units	74.3%	70.5%	67.9%
Renter-Occupied Housing Units	25.7%	29.5%	32.1%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	69.7%	64.6%	67.6%
Black or African American	3.3%	3.2%	3.5%
Asian or Pacific Islander	1.5%	1.2%	1.3%
Other Races	10.0%	14.1%	11.2%
Hispanic	27.0%	33.7%	29.3%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$194,935	$164,364	$164,472
Median Household Income	$159,451	$102,913	$113,186
Per Capita Income	$67,306	$55,480	$56,755

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	19.3%	22.8%	21.5%
Estimated Bachelor's Degree	36.1%	26.7%	25.5%
Estimated Graduate Degree	12.2%	12.6%	12.6%

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	**542479**	**gdickerson@newquest.com**	**281.477.4384**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.