

THE MARKET AT MAGNOLIA

SEC of FM 1488 & Spur 149 | Magnolia, TX

New Construction Retail Space For Lease



Developed By:



Leasing By:

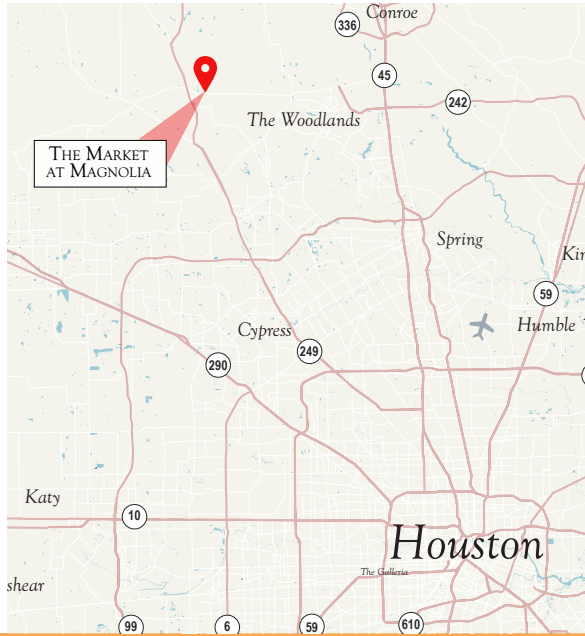
MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lane@read-king.com



LOCATION

The Market at Magnolia is located at SEC of FM 1488 & Spur 149, in the rapidly growing submarket of the Houston MSA.



DEMOGRAPHICS

Top-tier schools, affordable housing, and abundant recreational amenities make Magnolia a magnet for families with strong buying power. This thriving community offers the perfect blend of suburban charm and modern convenience, driving demand for retail, dining, and entertainment. Current average household income is \$151,862 in the area within a 5 mile radius, compared to \$80,610 for all U.S. households.


\$166,776

AVERAGE HOUSEHOLD INCOME (1-Mile Radius)


\$514K

AVERAGE HOME VALUE (1-Mile Radius)


5.81%

PROJECTED ANNUAL POPULATION GROWTH (1-Mile Radius)

Source: Esri, 2024

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
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 Population	1,759	13,117	37,194
 Average Household Income	\$166,776	\$162,855	\$151,862
 Average Home Value	\$514,092	\$488,303	\$516,276

TRAFFIC COUNTS	
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 FM 1488	25,956 VPD
Spur 149	11,411 VPD

AREA RETAILERS



RETAIL OVERVIEW





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.

11-2-2015



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.

Read King Inc.	504639	713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
C. Ewing King	318967	713.782.9000
Designated Broker of Firm	License No.	Phone
C. Ewing King	318967	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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For More Information Contact

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lane@read-king.com
713.980.4753



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027