The Market at Magnolia

38380 Spur 149, Magnolia, TX 77354 | SEQ of FM 1488 & Spur 149

New Construction Retail Available in High Growth Area



Developed By:

MALABAR HILL CAPITAL

Leasing By:

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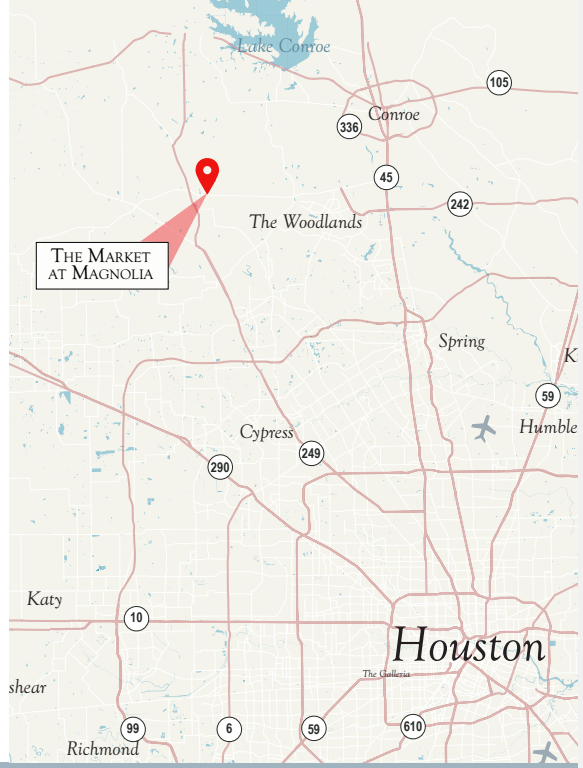
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Read King
Commercial Real Estate

Location

The Market at Magnolia is a new construction retail center located at 38380 Spur 149, Magnolia, TX 77354, in a rapidly growing submarket of the Houston MSA.



$171,982
AVERAGE HOUSEHOLD INCOME (3-Mile Radius)

$523K
AVERAGE HOME VALUE (3-Mile Radius)

8.01%
PROJECTED ANNUAL POPULATION GROWTH (3-Mile Radius)

Source: Esri, 2026

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.

The site benefits from the rapid residential growth and a current **median household income of $122,691** within a 3-mile radius, compared to the estimated $87,599 for all U.S. households in 2026.

2026 DEMOGRAPHICS	3 Mile Radius	5 Mile Radius	15 Min. Drive Time
Total Population	16,325	43,827	51,724
Median Household Income	$122,691	$116,373	$106,366
Average Home Value	$564,147	$508,353	$508,353

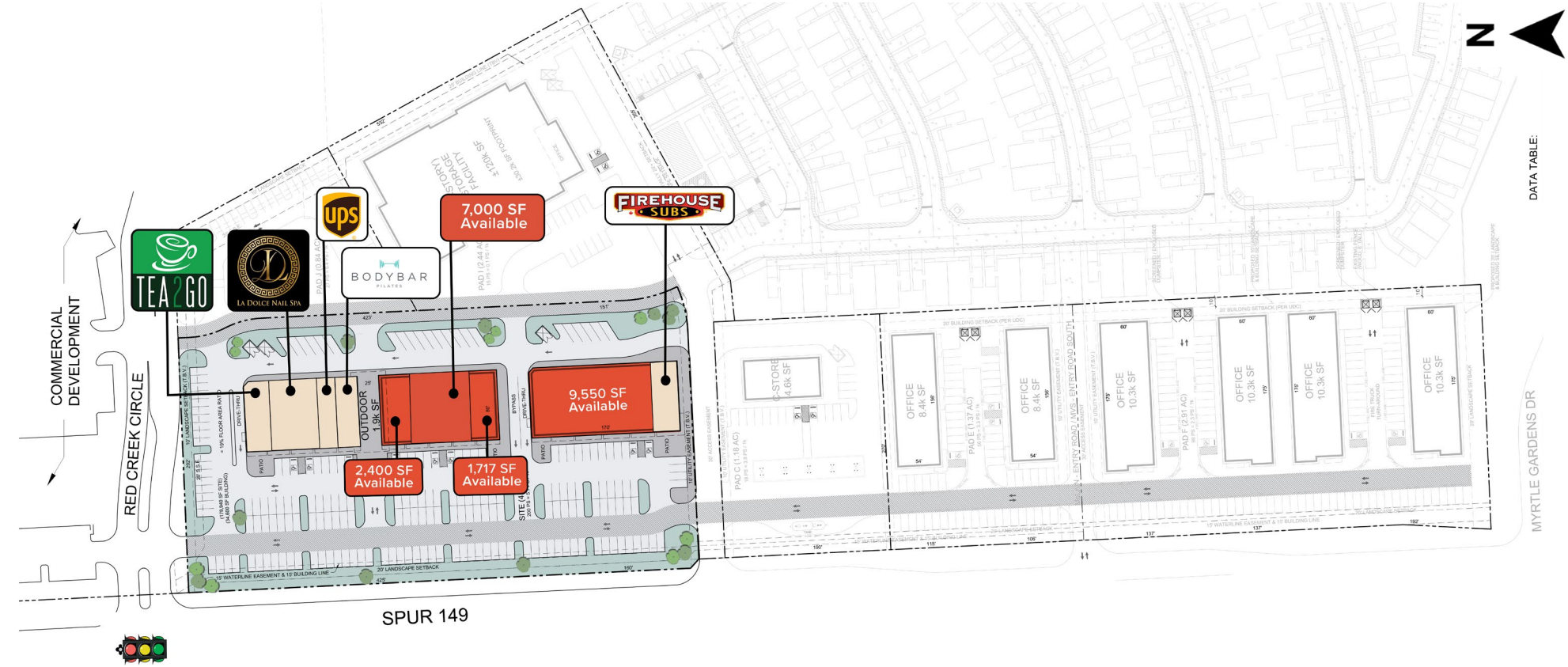
Area Retailers

H-E-B, Lowe's, The Home Depot, CVS pharmacy, Chick-fil-A, Starbucks, Taco Bell, 7 Brew Drive Thru Coffee, McDonald's, Whataburger, Swig, Mister Car Wash

The Market at Magnolia | Retail Landscape



The Market at Magnolia | Site Plan





11-2-2015

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.

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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 **Information available at www.trec.texas.gov**

IABS 1-0

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Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS 4/2019, TIGER Geography/2000-2010 Census, 2019 Estimates with 2024 Projections

For More Information Contact

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