

THE MARKET AT MAGNOLIA RIDGE

SWC FM 1488 & Magnolia Ridge Blvd | Magnolia, TX

New Retail For Lease at Entrance to Magnolia Ridge Master Planned Community



Developed By:



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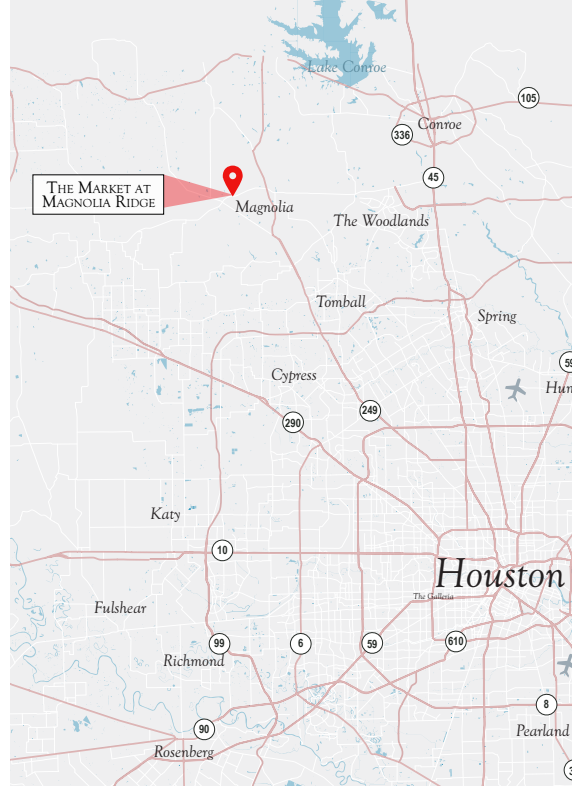
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Read King
Commercial Real Estate

LOCATION

The Market at Magnolia Ridge is a new ±30,400 SF neighborhood retail destination strategically positioned along a rapidly growing residential corridor in Magnolia, TX.



TRADE AREA OVERVIEW

Located at the entrance to the 1,538-home **Magnolia Ridge** master-planned community and minutes from **Audubon**, a transformative mixed-use development planned for more than 6,100 new homes, **The Market at Magnolia Ridge** is positioned to serve one of Montgomery County's fastest-growing residential corridors.

With limited existing retail between FM 1774 and SH 249, the project offers retailers a rare opportunity to establish an early presence and meet the growing demand for convenient shopping, dining, and everyday services to the rapidly expanding FM 1488 retail corridor.

The combination of strong residential momentum and limited nearby retail creates a compelling opportunity for tenants seeking long-term visibility and access to a rapidly expanding customer base.



8.33%

PROJECTED ANNUAL
POPULATION GROWTH
(1 Mile Radius)



\$157,353

AVG. HOUSEHOLD
INCOME
(1 Mile Radius)



\$563K

AVERAGE
HOME VALUE
(1 Mile Radius)

As new rooftops continue to deliver throughout the corridor, The Market at Magnolia Ridge is **uniquely positioned to become the area's go-to destination** for convenient neighborhood retail and dining, benefiting from sustained population growth and increasing consumer demand.

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THE MARKET AT MAGNOLIA RIDGE
NEW CONSTRUCTION RETAIL
FOR LEASE

MAGNOLIA TOWN CENTER
\$1 BILLION PROPOSED MIXED USE
DEVELOPMENT INCLUDING:

- 187 single-family homesites
- Multifamily spaces
- Condominium spaces
- Retail spaces
- Office buildings
- Hospitality, entertainment and walkable waterfront shopping areas
- A convention center
- Three public-access lakes
- Over 30 acres of public green space

RENAISSANCE CENTER
Brookshire Brothers
Anytime Fitness
Petsense
Medella
Vine Up
Subway
Legacy Insurance

STARBUCKS
verizon
MOD PIZZA
Great Clips
Jersey Mike's

H-E-B

LOWE'S
CRUST PIZZA
Tropical Breeze
T-Mobile
Sport Clips

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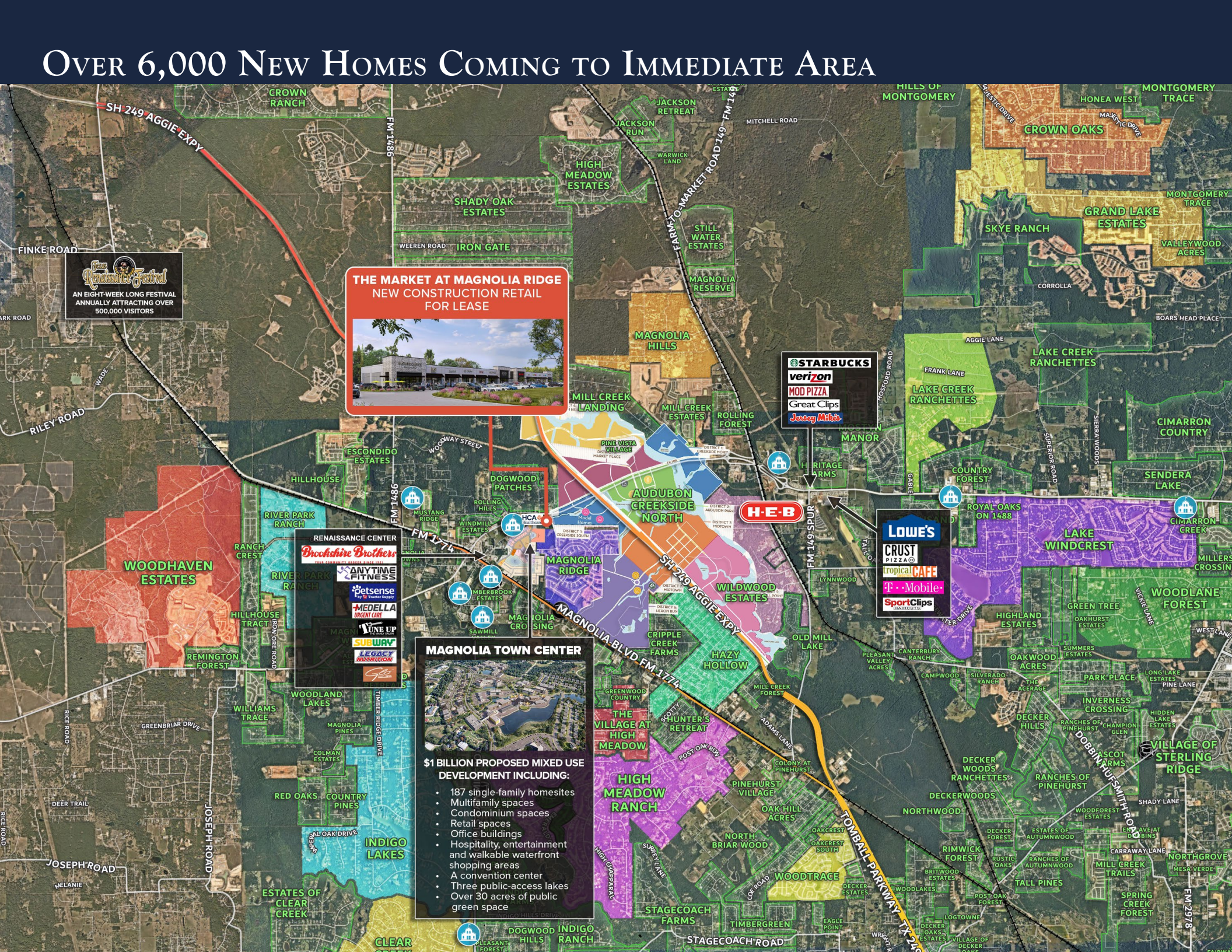
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Petsense
MEDELLA
VINE UP
SUBWAY
LEGACY INSURANCE
Gold's Gym

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Verizon
MOD PIZZA
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CRUST PIZZA CO.
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Sport Clips

SH 249 AGGIE EXPY
FM 1486
FM 1774
FM 149 SPUR
TOMBALL PARKWAY TX 249
JOSEPH ROAD
RICE ROAD
GREENBRIAR DRIVE
WILLIAMS TRACE
WOODLAND LAKES
MAGNOLIA PINES
COLMAN ESTATES
RED OAKS
COUNTRY PINES
INDIGO LAKES
ESTATES OF CLEAR CREEK
CLEAR CREEK
DOGWOOD HILLS
INDIGO RANCH
DOGWOOD PATCHES
ROLLING HILLS
WINDMILL ESTATES
MUSTANG RIDGE
HILLHOUSE
ESCONDIDO ESTATES
RIVER PARK RANCH
RANCH CREST
HILLHOUSE TRACT
IRON ORE ROAD
REMINGTON FOREST
WOODHAVEN ESTATES
RENAISSANCE CENTER
BROOKSHIRE BROTHERS
ANYTIME FITNESS
PETSENSE
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THE RENAISSANCE FESTIVAL
AN EIGHT-WEEK LONG FESTIVAL
ANNUALLY ATTRACTING OVER
500,000 VISITORS

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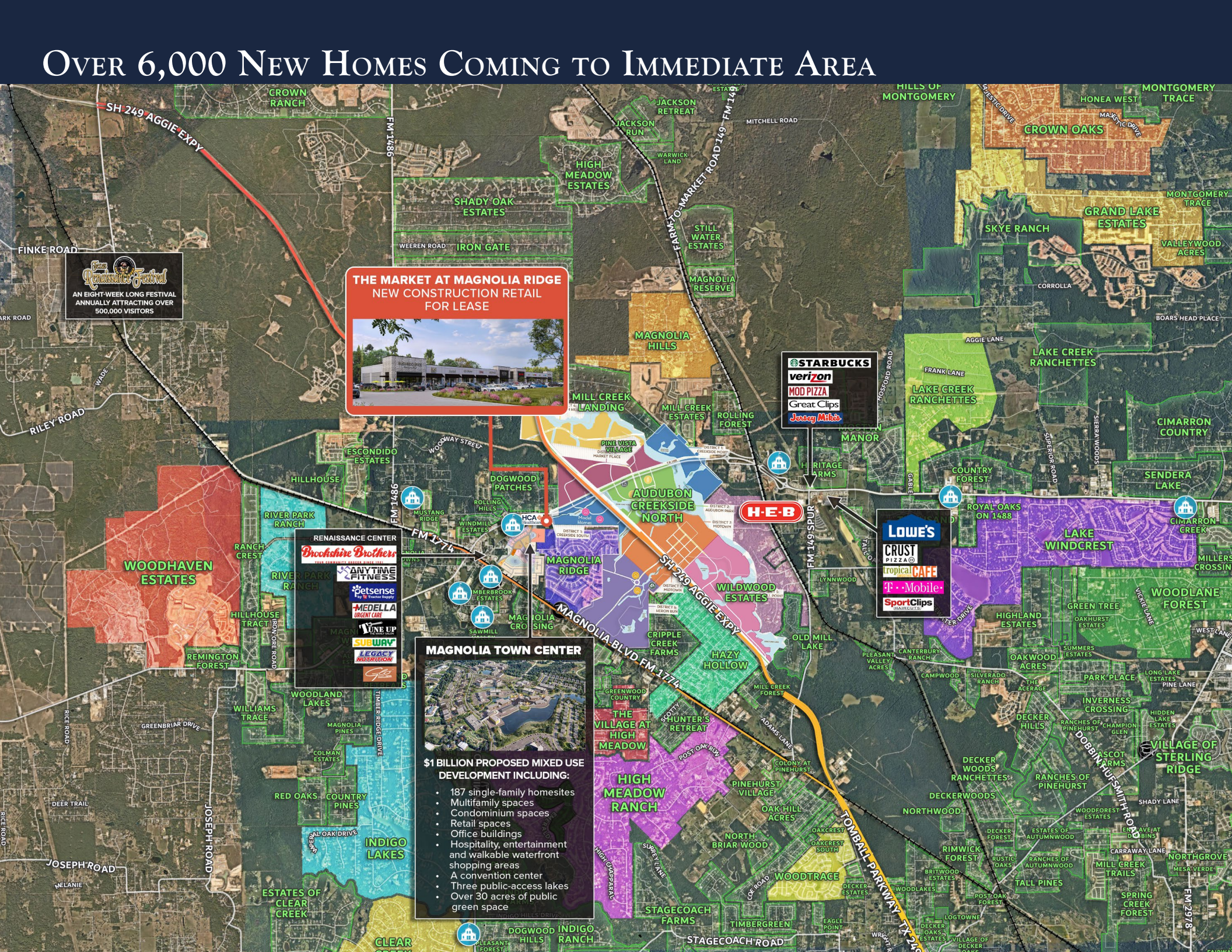
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PHASE I PROJECT RENDERINGS | ±30,400 SF



 **MALABAR**
HILL CAP

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HILL CAPITAL





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
C. Ewing King	318967	ewing@read-king.com	713.782.9000
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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For Leasing Opportunities

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