

MAGNOLIA VILLAGE

Magnolia, TX

PHASE II
COMING SOON



LOWE'S

H-E-B

ALLORA
MAGNOLIA
300 UNITS

F. M. 1488

SPUR 149

PROPERTY FEATURES

- Located at the SEC on FM-1488 and Spur 149, Magnolia's dominant retail hub, with an estimated \$200 million in sales at the intersection.
- Directly across from HEB Magnolia Place with an estimated 1.7 million annual visitors.
- Average household income of \$140,000 within 1-mile, surrounded by multiple master planned communities.
- Strategically positioned offering multiple egress / ingress points and full traffic light access.
- Adjacent to the new 300-unit multifamily development, Allora Magnolia.
- Population growth of over 40% estimated in the next five years.

AREA RETAILERS



WHATABURGER



Milano Nail Spa



TRAFFIC FLOW

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS



Danny Miller
713.292.0960
danny.miller@gulfcoastcg.com

Brad Kilbride
713.292.0963
brad.kilbride@gulfcoastcg.com

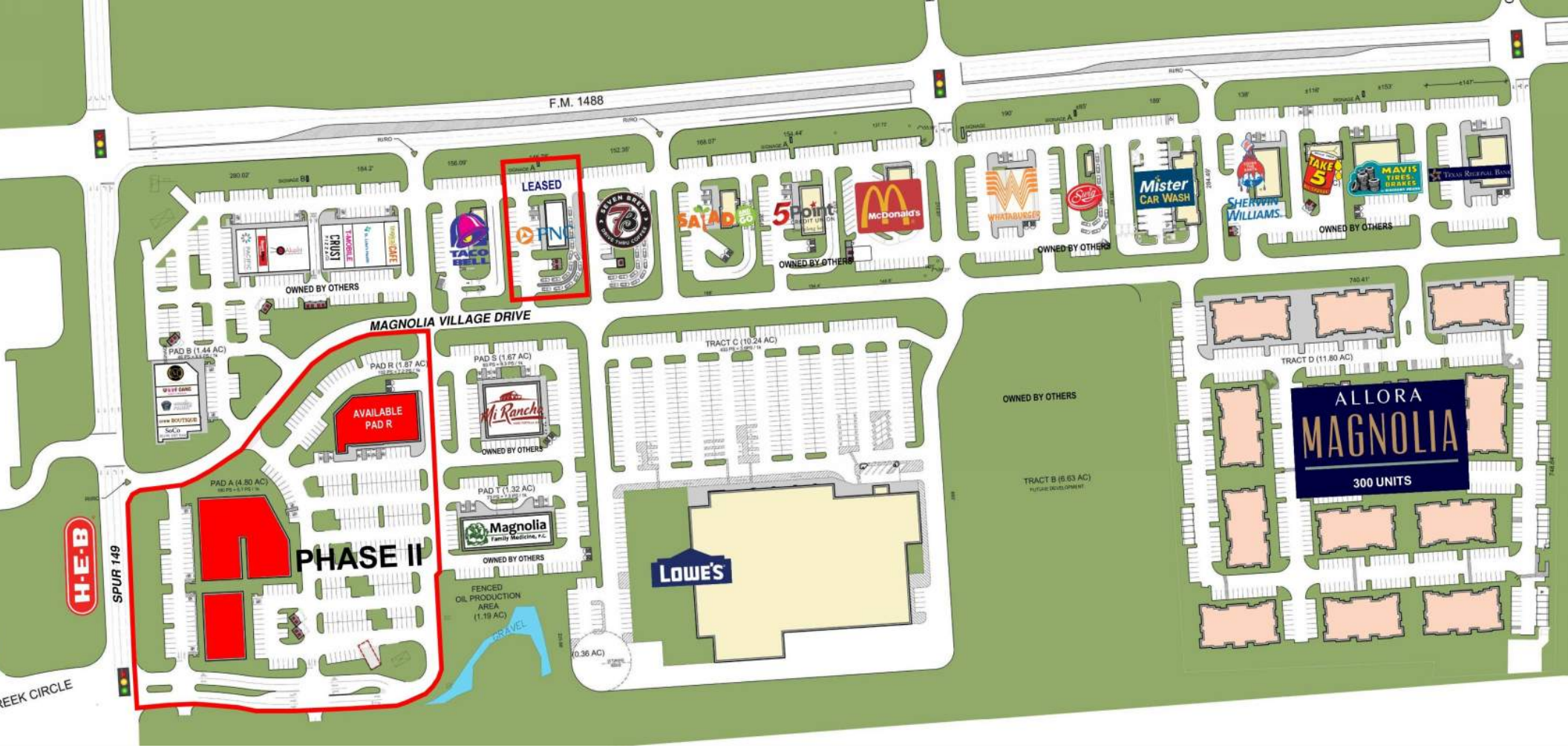
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gulfcoastcg.com
788 W. Sam Houston Pkwy., Ste. 206
Houston, TX 77024



OVERALL SITE PLAN

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MARKET OVERVIEW

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS

LOCATION

SEC of FM-1488 & Spur-149 in Magnolia, Texas

TRAFFIC COUNTS

FM-1488: 26,759 VPD

Spur-149: 12,504 VPD

(Source: TXDot 2023)

DEMOGRAPHICS

TOTAL POPULATION

3 MILES	5 MILES	14 MIN DT
15,611	41,339	43,373

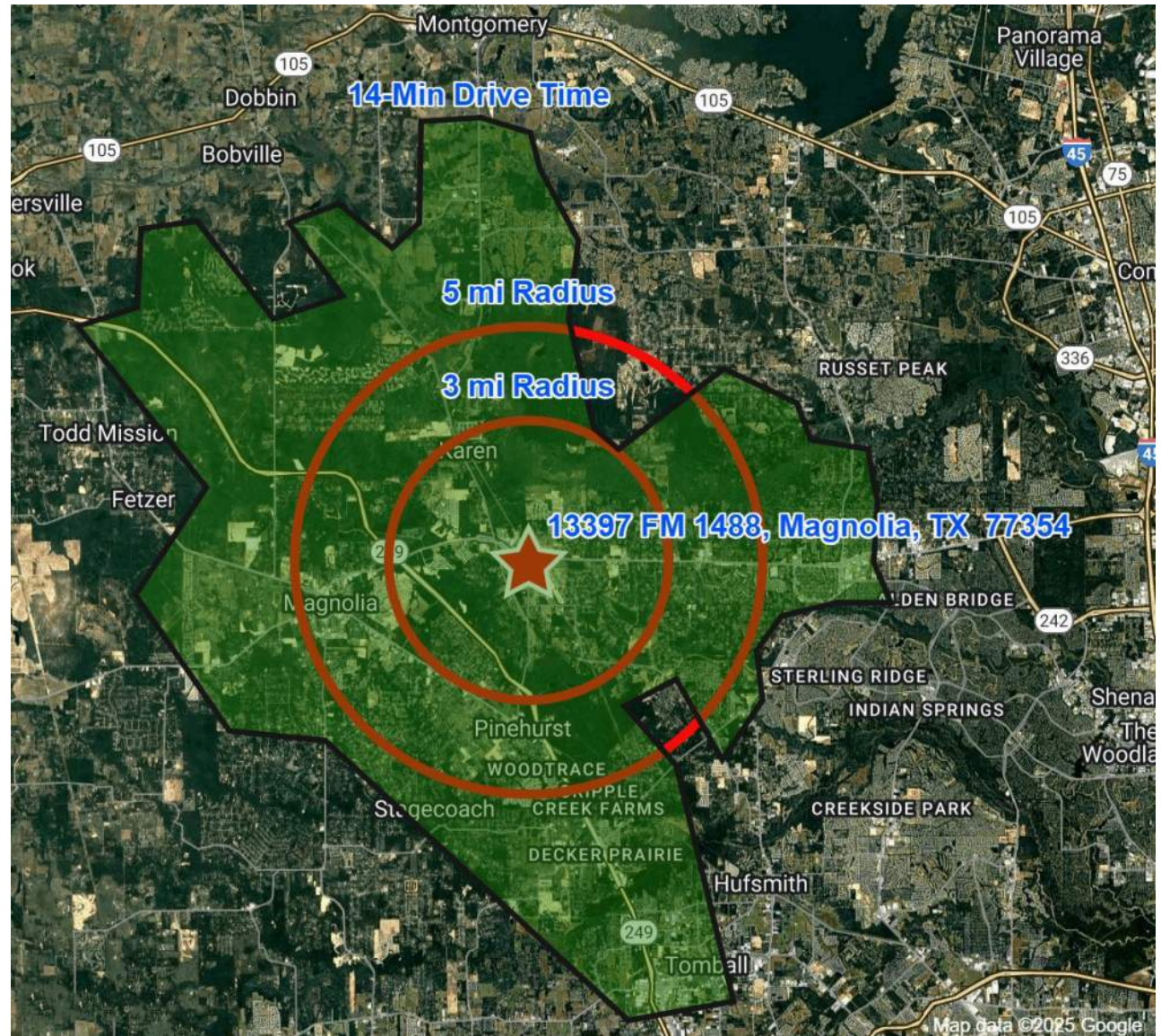
DAYTIME POPULATION

3 MILES	5 MILES	14 MIN DT
8,344	26,484	67,305

AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	14 MIN DT
\$171,012	\$161,943	\$156,444

(Source: Sites USA 2025)



SHOP RENDERINGS

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LIFESTYLE

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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.

2-10-2025



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. **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.

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.

Gulf Coast Commercial Group, Inc.	470119		713-532-0977
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas H. Lile	426088	tl@gulfcoastcg.com	713-532-0977
Designated Broker of Firm	License No.	Email	Phone
Thomas H. Lile	426088	tl@gulfcoastcg.com	713-532-0977
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel S. Miller	563632	danny.miller@gulfcoastcg.com	713-292-0960
Sales Agent/Associate's Name	License No.	Email	Phone
D. Bradley Kilbride	686501	brad.kilbride@gulfcoastcg.com	713-292-0963
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date