

An aerial architectural rendering of the Magnolia Village development. The scene shows a large commercial complex with multiple retail buildings, extensive parking lots filled with cars, and a multi-lane road with traffic. A large pond is visible in the upper right, and a smaller landscaped pond is in the lower left. The background features a mix of greenery and undeveloped land.

MAGNOLIA VILLAGE

Magnolia, TX

MAGNOLIA VILLAGE

FM-1488 & SPUR 149, MAGNOLIA, TEXAS

PROPERTY FEATURES

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS

- Located at The Intersection of FM-1488 & Spur 149 Magnolia's newest retail Hub.
- Adjacent to H-E-B Magnolia Place, Heritage Green mixed use development. and Magnolia High School.
- Booming residential growth within one mile of Audubon, Mill Creek, Thousand Oaks and Mostyn Manor.
- Excellent ingress / egress with 4 traffic lights and 8 access points.
- New Allora Magnolia 300-unit multi family development walking distance of shopping and dining.

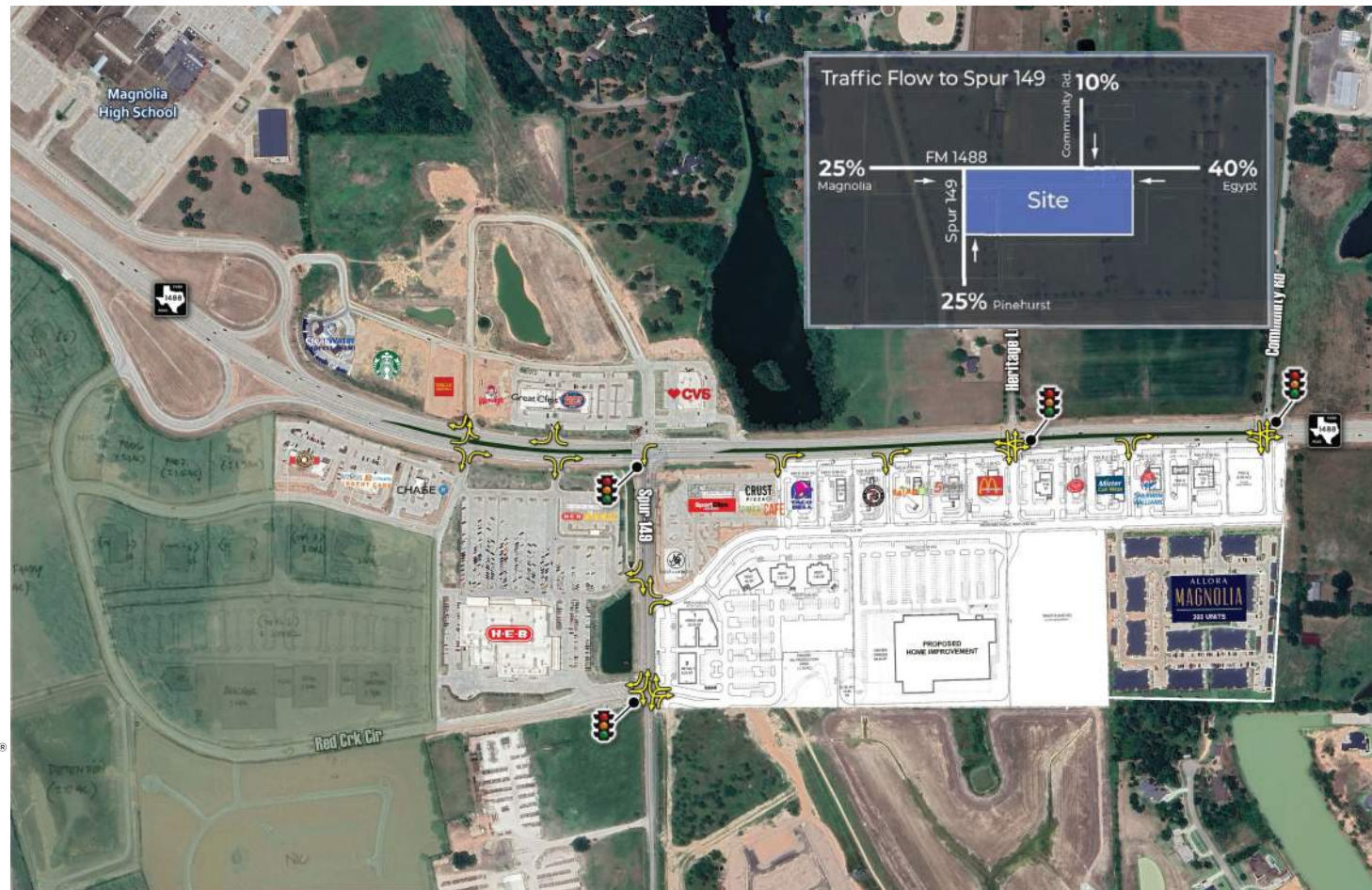
AREA RETAILERS



NAILS OF AMERICA



PACIFIC
DENTAL SERVICES®



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



MARKET OVERVIEW

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS

LOCATION

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

TRAFFIC COUNTS

FM-1488: 22,132 VPD

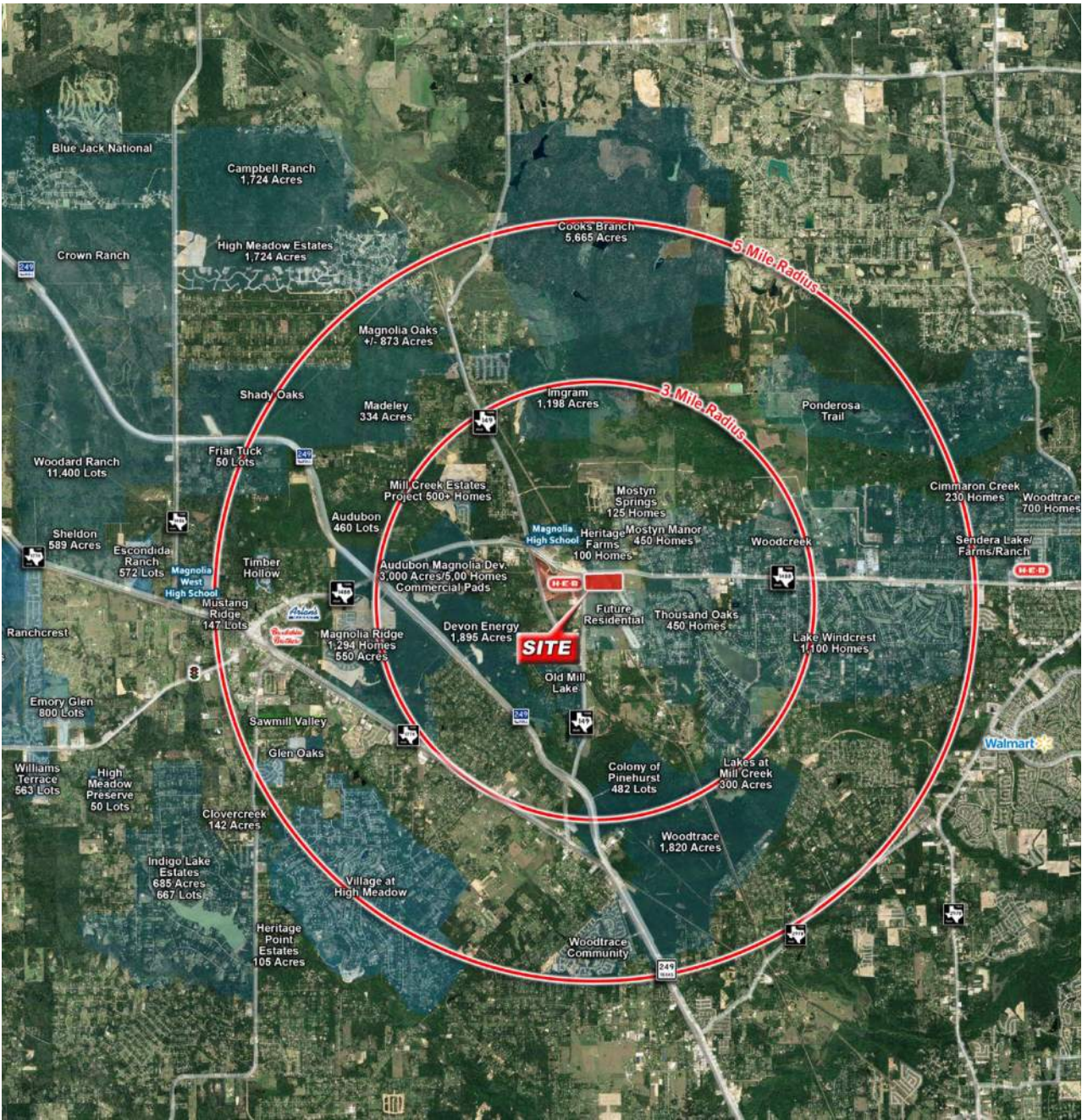
Spur-149: 9,492 VPD

(Source: 24HR 2020; TXDot 2021)

DEMOGRAPHICS

TOTAL POPULATION			
	3 MILES	5 MILES	7 MILES
	10,637	33,446	80,650
DAYTIME POPULATION			
	3 MILES	5 MILES	7 MILES
	8,055	25,904	64,874
AVERAGE HOUSEHOLD INCOME			
	3 MILES	5 MILES	7 MILES
	\$148,323	\$139,804	160,262

(Source: ESRI 2022)



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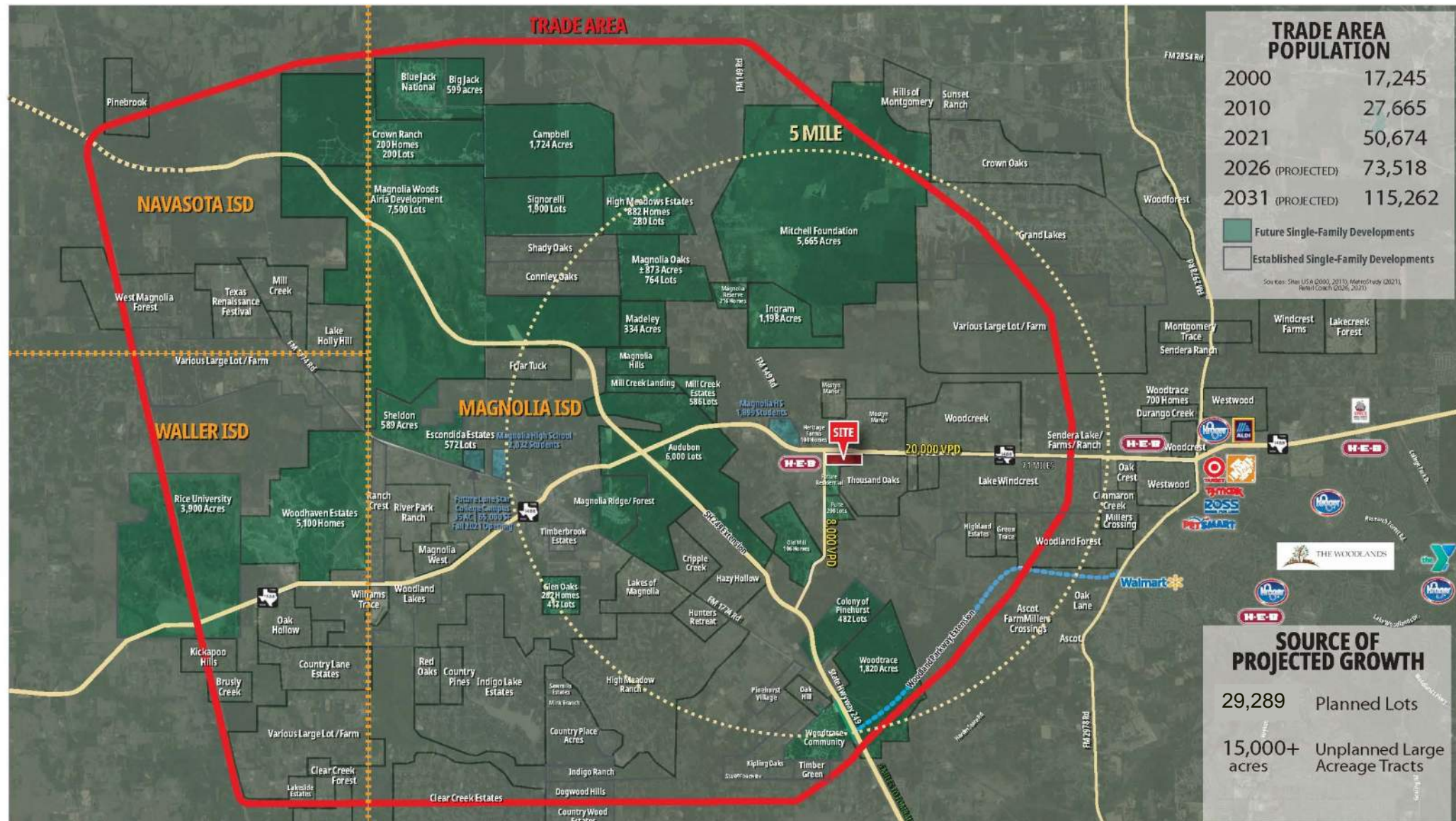
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GROWTH MAP

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS



OVERALL SITE PLAN

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS



OVERALL AERIAL

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS



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SHOP RENDERINGS

MAGNOLIA VILLAGE SHOPPING CENTER MAGNOLIA, TEXAS



RESTAURANT ROW RENDERINGS



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LIFESTYLE

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An aerial rendering of the Magnolia Village development in Magnolia, Texas. The image shows a large, modern commercial complex with multiple buildings, parking lots, and surrounding infrastructure like roads and green spaces. The rendering is in a light, semi-transparent style, allowing the background image to be visible.

MAGNOLIA VILLAGE

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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		

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Texas Real Estate Commission
Information available at www.trec.texas.gov
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