

2,673 SF FULLY LEASED ON 1.2 AC | FOR SALE

33210 Magnolia Circle | Magnolia, Texas 77354



FOR SALE

2,673 SF Fully Leased on 1.2 AC





33210 Magnolia Circle | Magnolia, Texas 77354

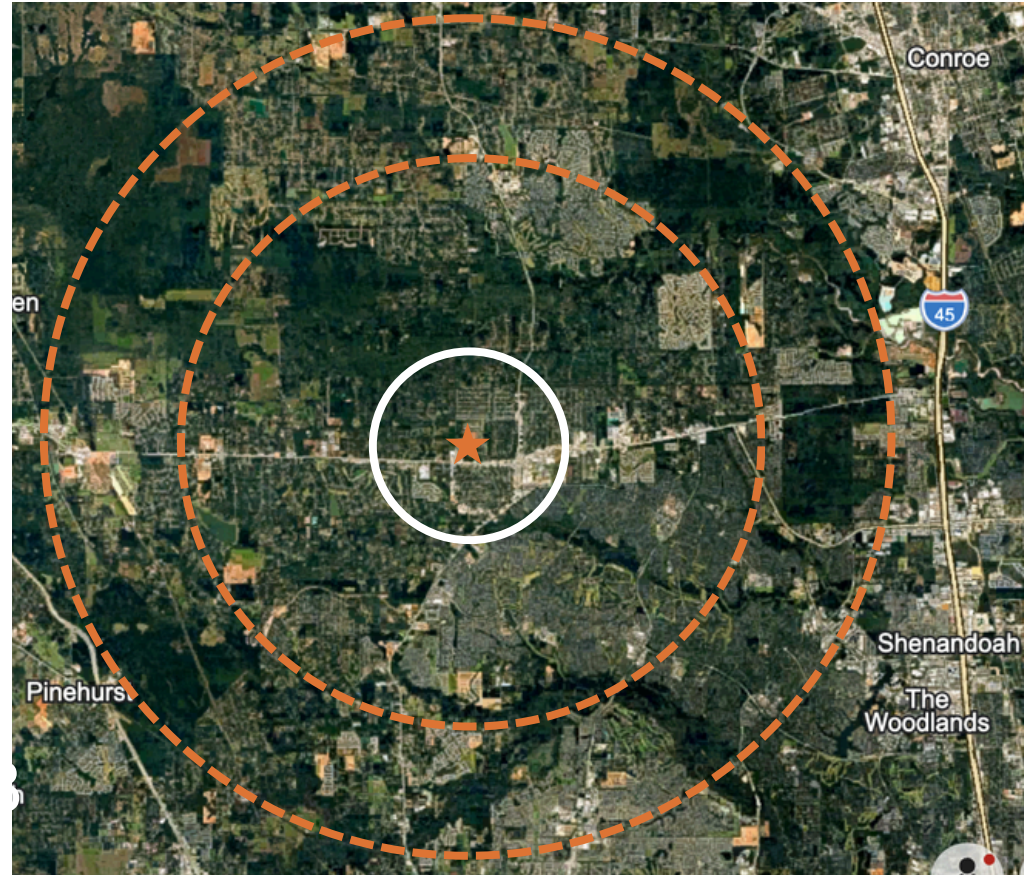
PROPERTY INFORMATION

Turnkey 2,673 SF office building on 2 acres, fully leased to an established foster care operator through April 2032 with built-in rent escalations. Situated just off FM 1488 within walking distance of HEB, this stabilized asset offers immediate cash flow in one of Texas's fastest-growing submarkets.

Building Size **2,673 SF**
Sales Price **\$1,039,000 (6% Cap Rate)**

Demographics

	1 Mile	3 Miles	5 Miles
 2024 Population	7,795	51,998	120,679
 Total Households	2,464	23,560	41,151
 Median. HH Income	\$113,922	\$132,034	\$130,374
 HH Growth 2024-2029	23.6%	22.3%	22.1%



Property Highlights

- ±2,673 SF office building on 1.2 acres
- 100% leased to established foster care operator
- Lease term through April 2032
- Built-in rent escalations
- Unrestricted commercial zoning
- Two-story building, renovated 2021
- Just off FM 1488, walkable to HEB
- Turnkey, stabilized cash-flowing asset

Taylor Wilson | Sales

twilson@orrinc.com

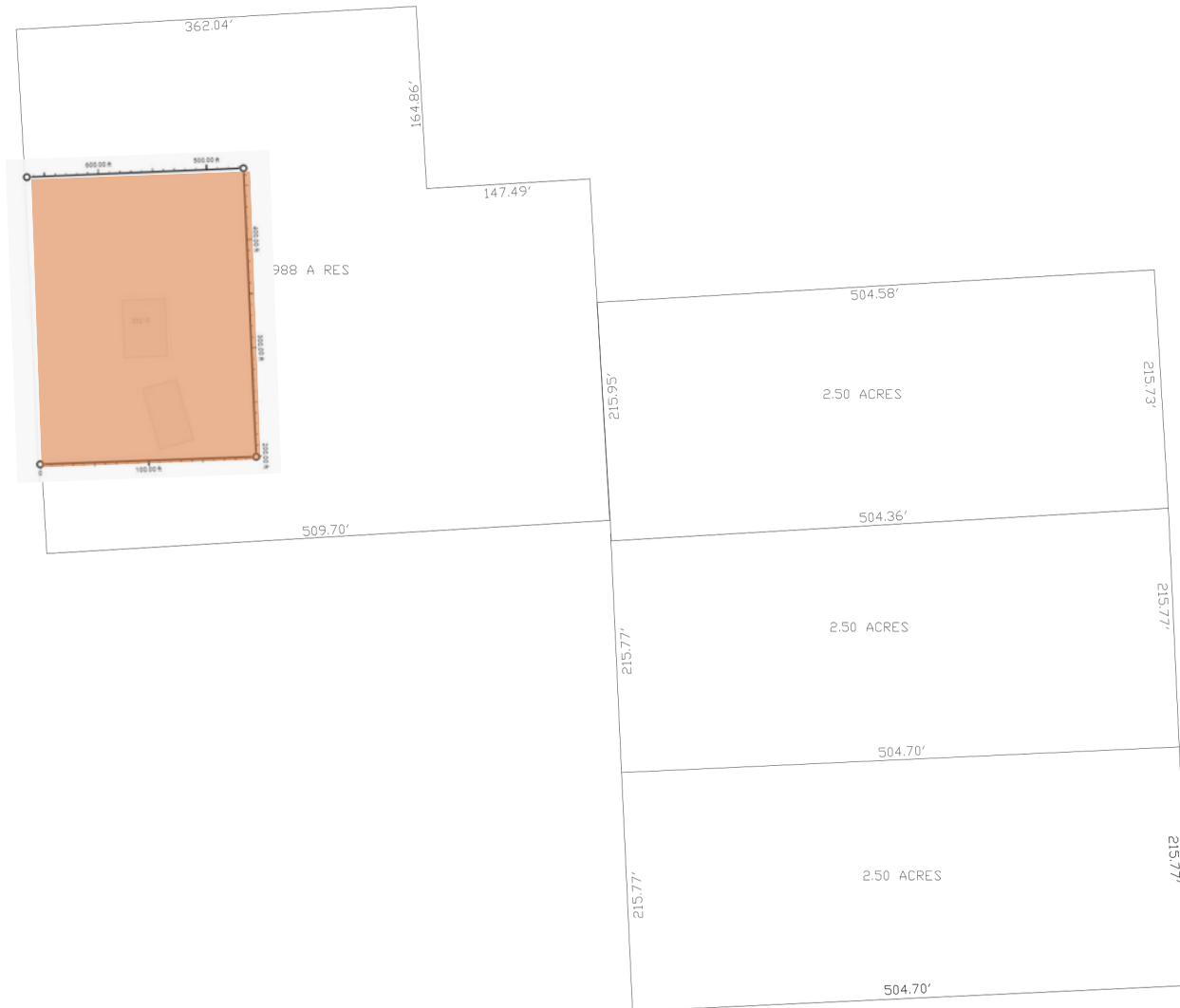
D: 713.859.5716

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

FOR SALE

2,673 SF Fully Leased on 1.2 AC

33210 Magnolia Circle | Magnolia, Texas 77354



Taylor Wilson | Sales
twilson@orrinc.com
D: 713.859.5716

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

orrinc.com

FOR SALE

2,673 SF Fully Leased on 1.2 AC

33210 Magnolia Circle | Magnolia, Texas 77354



Taylor Wilson | Sales
twilson@orrinc.com
D: 713.859.5716

The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

orrinc.com

Taylor Wilson
Sales & Leasing
twilson@orrinc.com
D: 713.859.5716



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.

Taylor R Wilson	660531	taylorwils@gmail.com	7138595716
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