

23 AC development site for Sale!

### 200 WILDERNESS TRAIL, MAGNOLIA, TX 77354

Located in a fast growing are with a shortage of housing and retail, the 23 AC site is ready for your next project. Vast majority of the site is outside the 500 yr. flood plan and zoned to Magnolia ISD. This site offers excellent access to SH 249, FM 2978 and the Grand Parkway. Call today and let's discuss how it can work for your project.

### LOCATION OVERVIEW

- 3 minutes to FM 2978
- 9 minutes to FM 1488- Egypt
- 10 Min to SH 249
- 12 Min to Grand Parkway 99
- 18 Min to Magnolia



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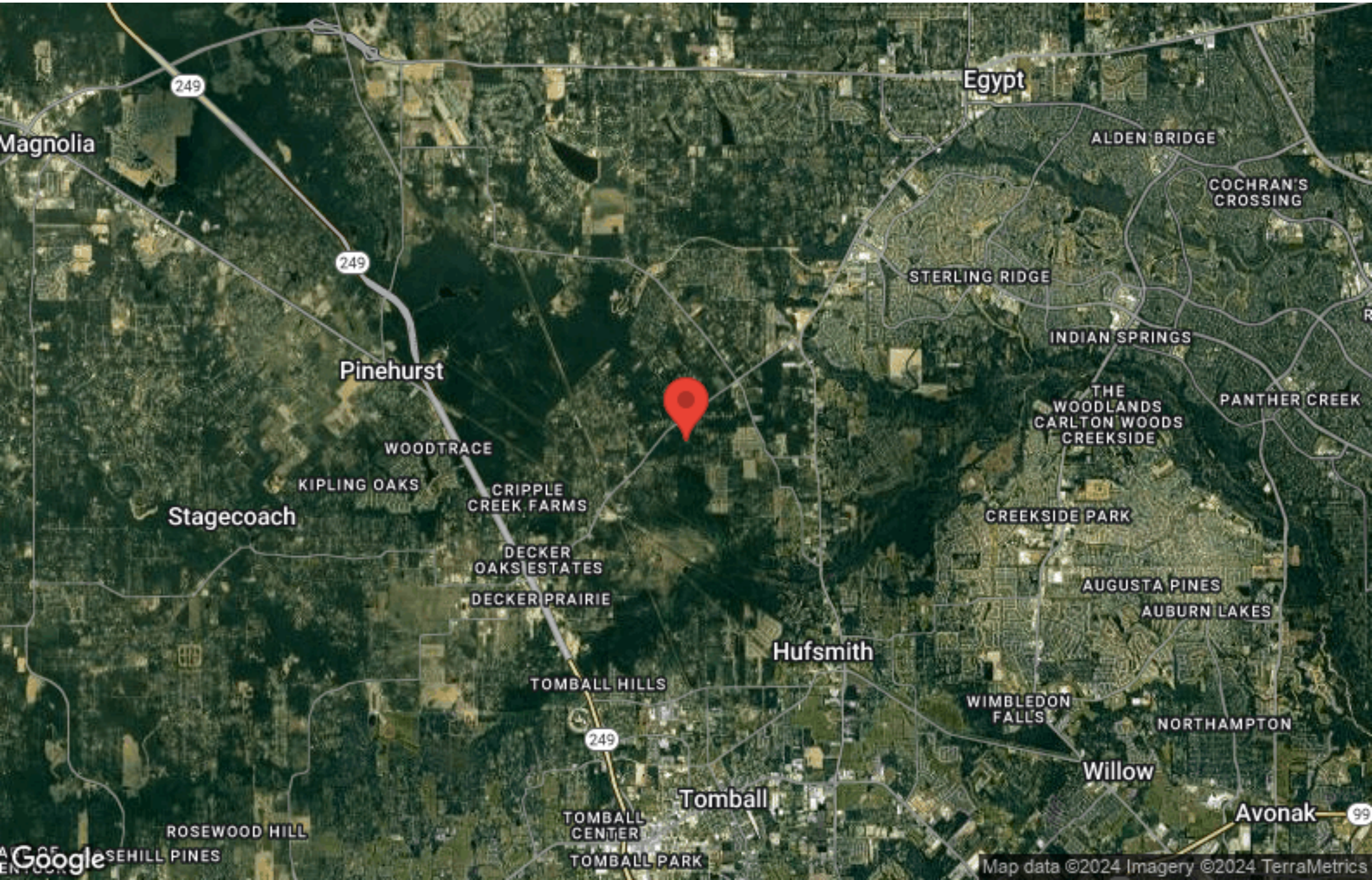
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23309 Kuykendahl Road  
Tomball, TX 77375

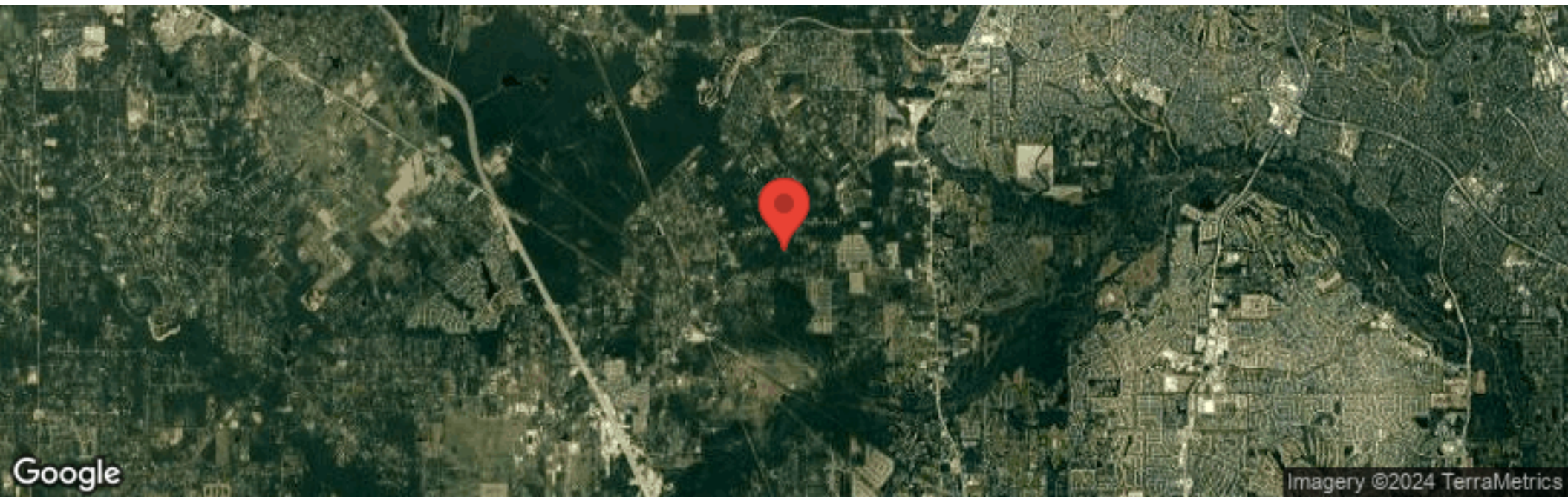


REGIONAL MAP



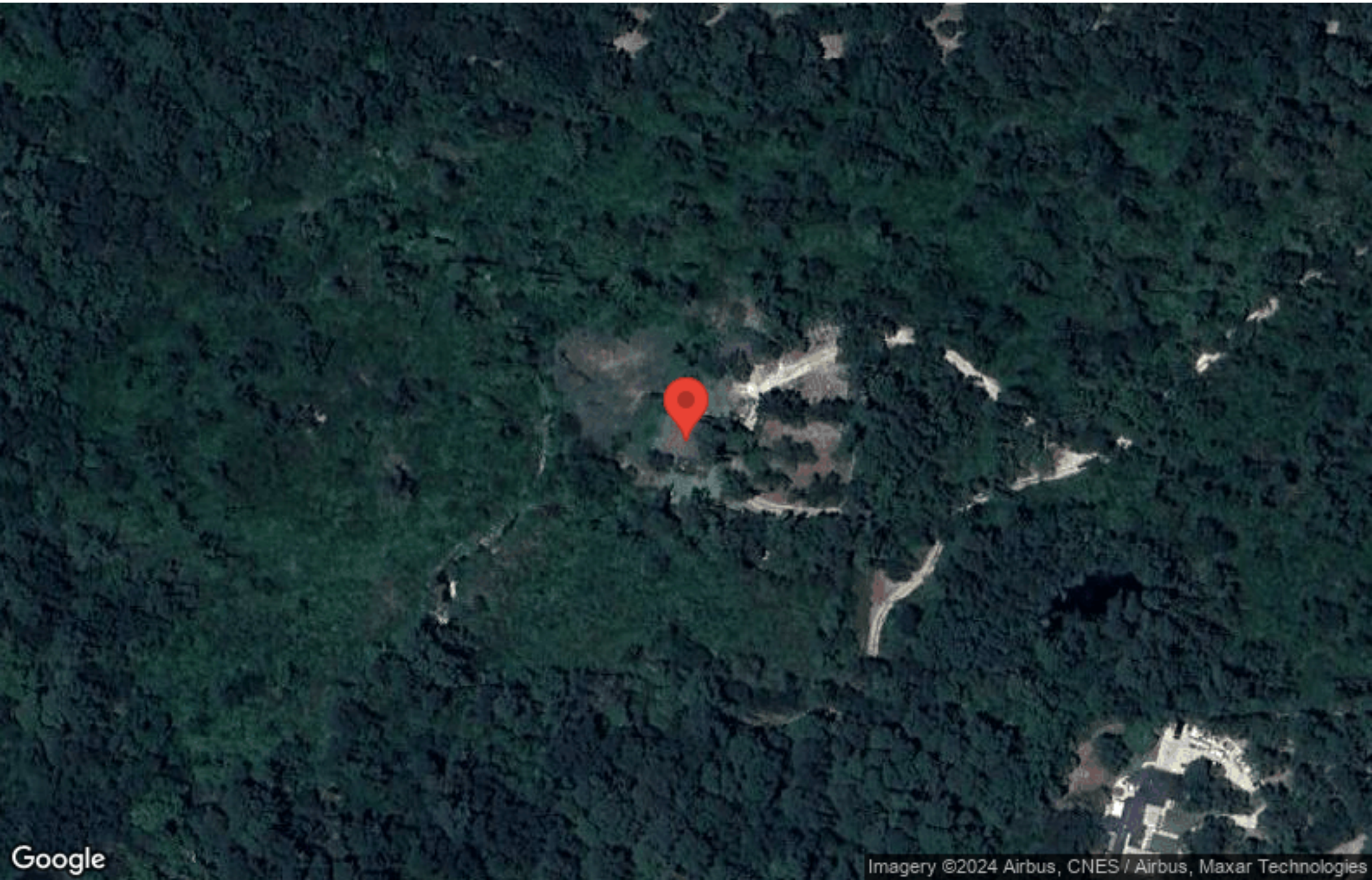


LOCATION MAPS



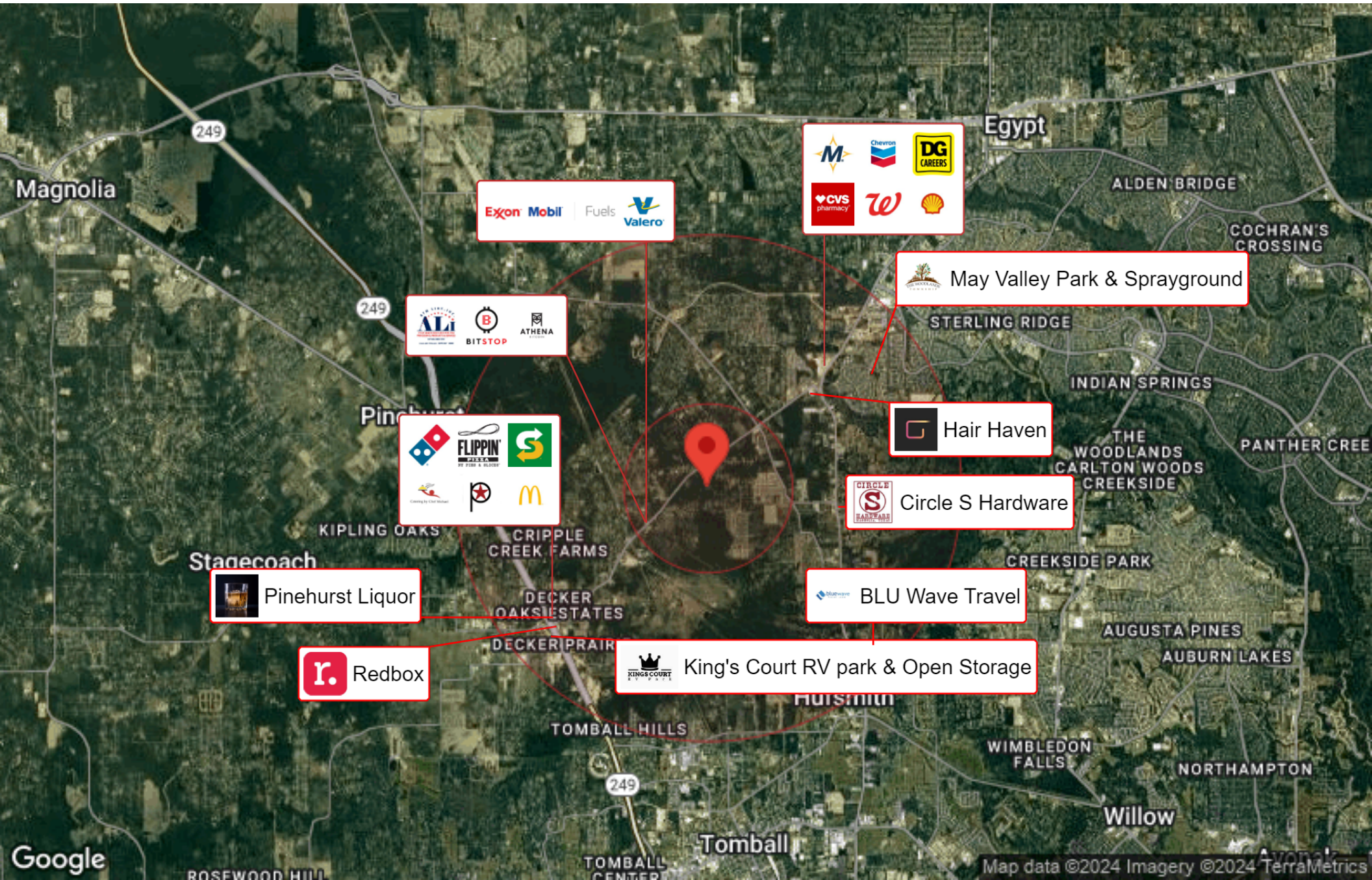


AERIAL MAP





**BUSINESS MAP**



Exxon Mobil | Fuels | Valero

M Star | Chevron | DG CAREERS  
CVS pharmacy | Walgreens | Shell

May Valley Park & Sprayground

ATI | BITSTOP | ATHENA

Hair Haven

Domino's | FLIPPIN' | S  
Pizzeria | McDonald's

Circle S Hardware

Pinehurst Liquor

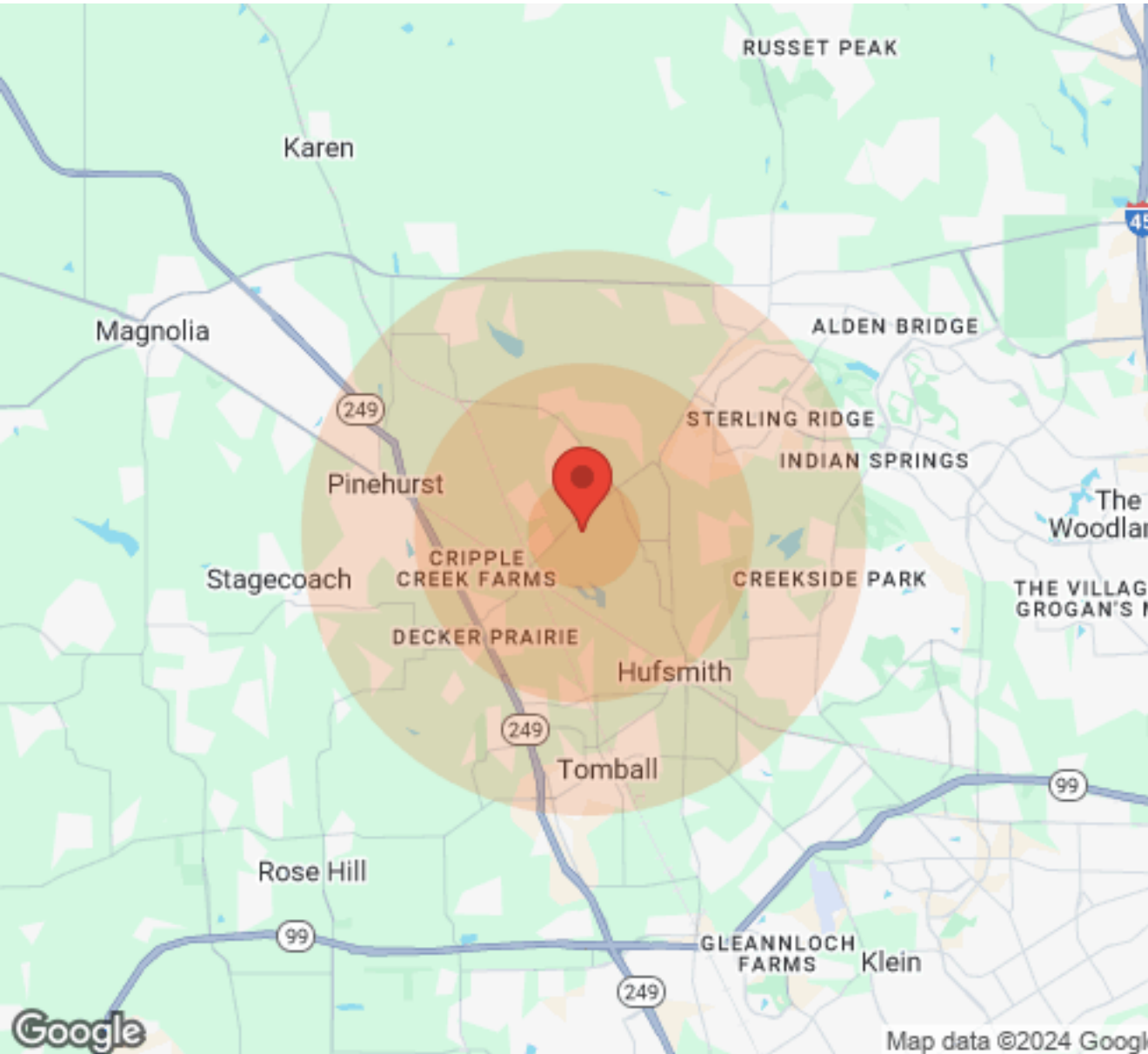
BLU Wave Travel

Redbox

King's Court RV park & Open Storage



## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	11,404	29,096
Female	N/A	11,995	29,864
Total Population	N/A	23,399	58,960

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,469	14,810
Ages 15-24	N/A	3,987	9,459
Ages 25-54	N/A	8,291	21,189
Ages 55-64	N/A	2,274	6,691
Ages 65+	N/A	2,378	6,811

Race	1 Mile	3 Miles	5 Miles
White	N/A	19,709	51,531
Black	N/A	348	1,401
Am In/AK Nat	N/A	50	128
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	5,851	10,884
Multi-Racial	N/A	5,026	9,194

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$87,876	\$88,354
< \$15,000	N/A	247	835
\$15,000-\$24,999	N/A	601	1,272
\$25,000-\$34,999	N/A	739	1,491
\$35,000-\$49,999	N/A	752	1,823
\$50,000-\$74,999	N/A	1,045	2,594
\$75,000-\$99,999	N/A	954	2,474
\$100,000-\$149,999	N/A	1,418	3,397
\$150,000-\$199,999	N/A	587	1,927
> \$200,000	N/A	901	3,530

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,230	20,312
Occupied	N/A	6,725	18,895
Owner Occupied	N/A	5,584	15,093
Renter Occupied	N/A	1,141	3,802
Vacant	N/A	505	1,417

## DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road  
Tomball, TX 77375



Each Office Independently Owned and Operated

### PRESENTED BY:

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# Information About Brokerage Services

Texas law requires all real estate licensees 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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     8/2/2024  
Buyer/Tenant/Seller/Landlord Initials      Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date