



Magnolia TX - Commercial 2 Property Sale

19510 & 19514 Turtle Creek Ln



POWERED BY JLA REALTY

Jeri
BLAKE

832.326.0097

jblake@evermarkcommercial.com



Turtle Creek Ln

MAGNOLIA TX - 2 PROPERTY SALE

Property Highlights

- **Property:** 2 Acres w/ $\pm 250'$ of frontage on Turtle Creek Ln
- **Secure Perimeter:** 8-foot fencing with barbed wire and stone entry walls at both properties, ensuring privacy and access control.
- **Recent Upgrades:** Paved driveways, high-efficiency lighting, updated bathrooms, and HVAC servicing in both the office and warehouse.
- **Ample Space:**
 - 4,050 SF warehouse with (3) 14' roll up doors and
 - 1,980 SF office building w/ 7 offices and 1 kitchenette
 - Fully cleared 1-acre lot for future expansion or development.
- **Convenient Entry:** Automatic gates at each property, with paved driveways for ease of access. Accessible to big trucks/tractor trailers
- **Utilities:** City water, electrical and 1 septic system on each ac.
- **Multifunction:** Each acre is separately metered. Owner can use one acre and lease out the other.
- **Ideal Uses:** These properties are well-suited for a range of commercial applications, including:
 - Light Industrial or Storage Facility: Secure fencing, ample paved areas, and warehouse space make it ideal for storage or light industrial operations.
 - Office/Warehouse Combination: The property's layout and recent office upgrades make it perfect for a business requiring both office and warehouse space.
 - Contractor's Yard: With cleared land and secure perimeters, it's ideal for storing equipment or materials while maintaining on-site office space.
 - IOS Land (Industrial Outdoor Storage),

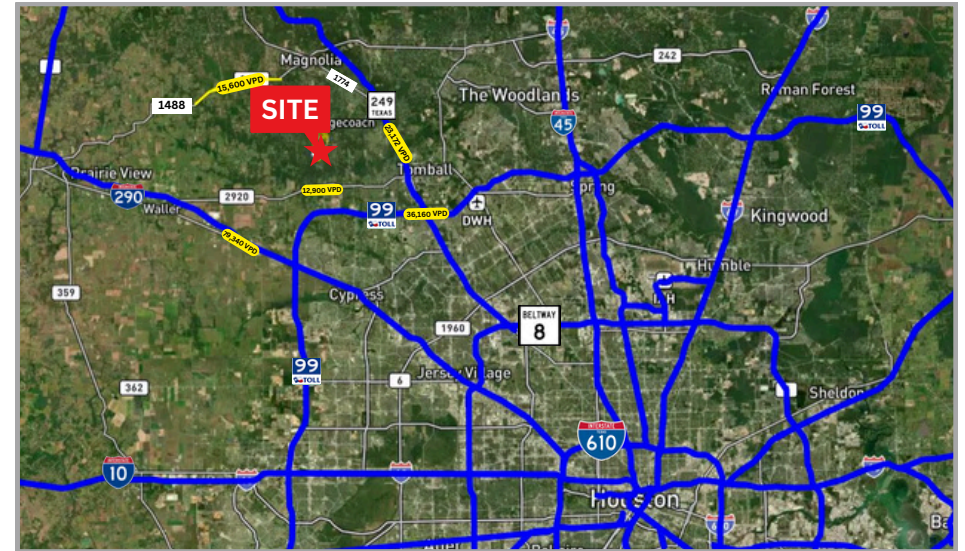
Location: Magnolia Texas, Montgomery County

Traffic Counts:

Nicols Sawmill/Sea Turtle Ln $\pm 8,673$ VPD (TXDO)

FM 1774 : $\pm 19,509$ VPD (TXDOT)

Grand Parkway: $\pm 11,830$ VPD (TXDOT)



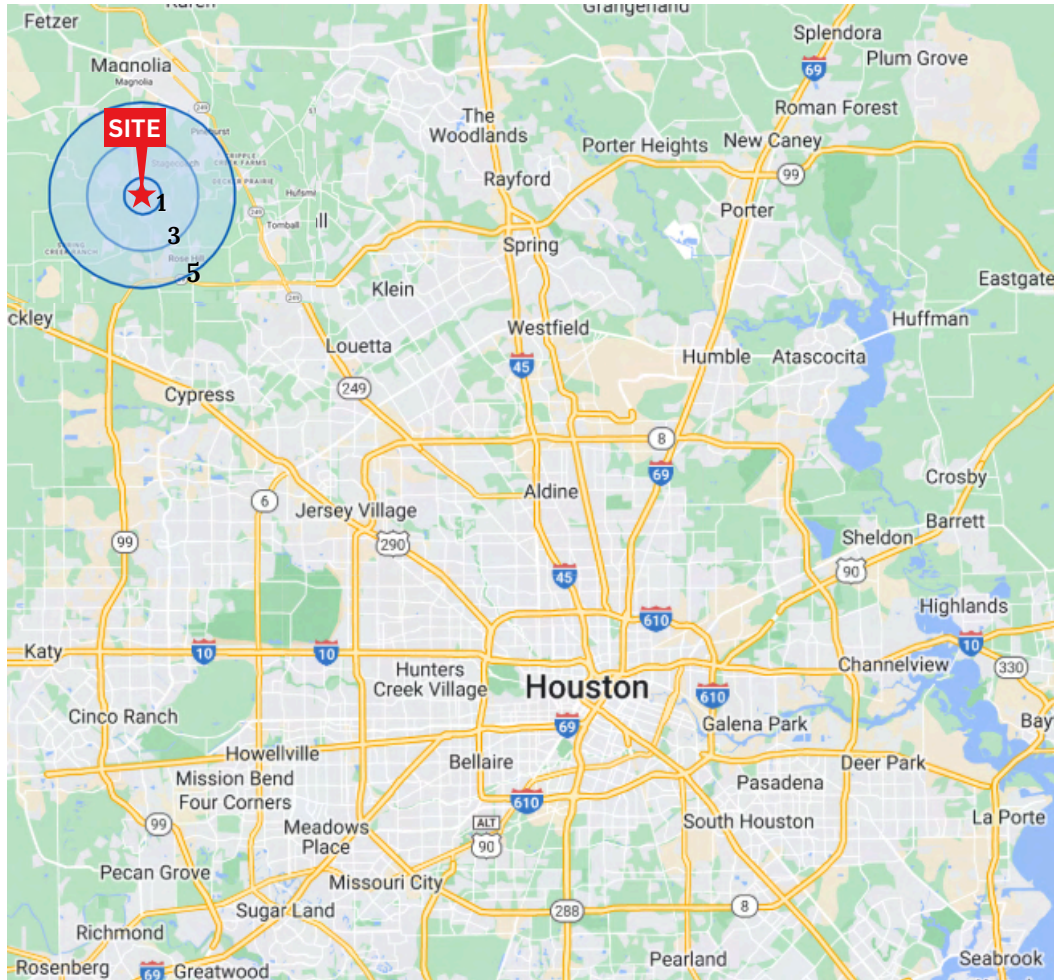
For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by Evermark Commercial Group or by any agent, independent associate, subsidiary or employee of Evermark Commercial Group. This information is subject to change

Summary

MAGNOLIA TX - 2 PROPETY SALE



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	920	5,461	12,182
Total Population	2,446	16,679	40,166
Median HH Income	\$52,153	\$100,682	\$105,920

For more information Contact: 832-326-0097

jblake@evermarkcommercial.com



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by Evermark Commercial Group or by any agent, independent associate, subsidiary or employee of Evermark Commercial Group. This information is subject to change

Turtle Creek Ln

MAGNOLIA TX - 2 PROPETY SALE



Turtle Creek Ln

MAGNOLIA TX - 2 PROPETY SALE



1,980 sq ft office space - 7 offices w/ kitchenette



Turtle Creek Ln

MAGNOLIA TX - 2 PROPETY SALE



Warehouse - 4,050 sq ft



Side roll
up door

Front roll
up door



ROOM 35'3" X
11'8"

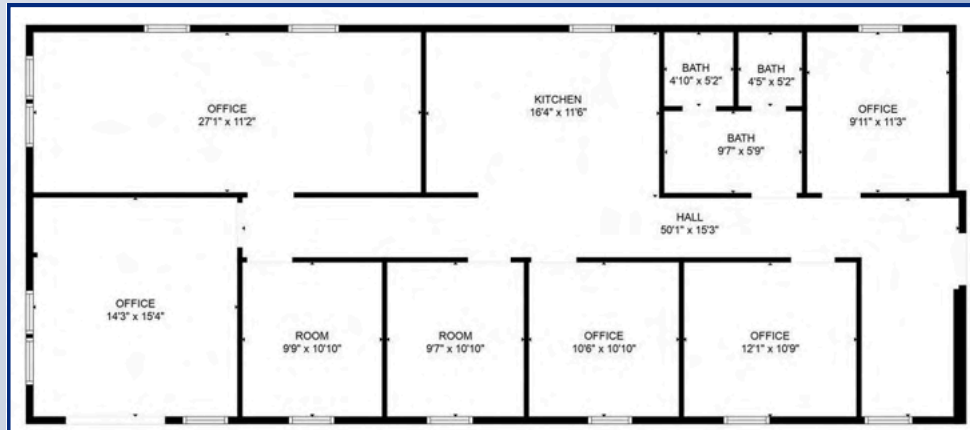
Side roll
up door



Side roll
up door

Walters Rd & W Richey Rd

MAGNOLIA TX - 2 PROPERTY SALE



OFFICE
Gross Internal Area
Floor 1: 1980 sq. ft
Total: 1980 sq. ft

WAREHOUSE

Gross Internal Area

Below Ground: 476 sq ft, Floor 2: 536 sq. ft

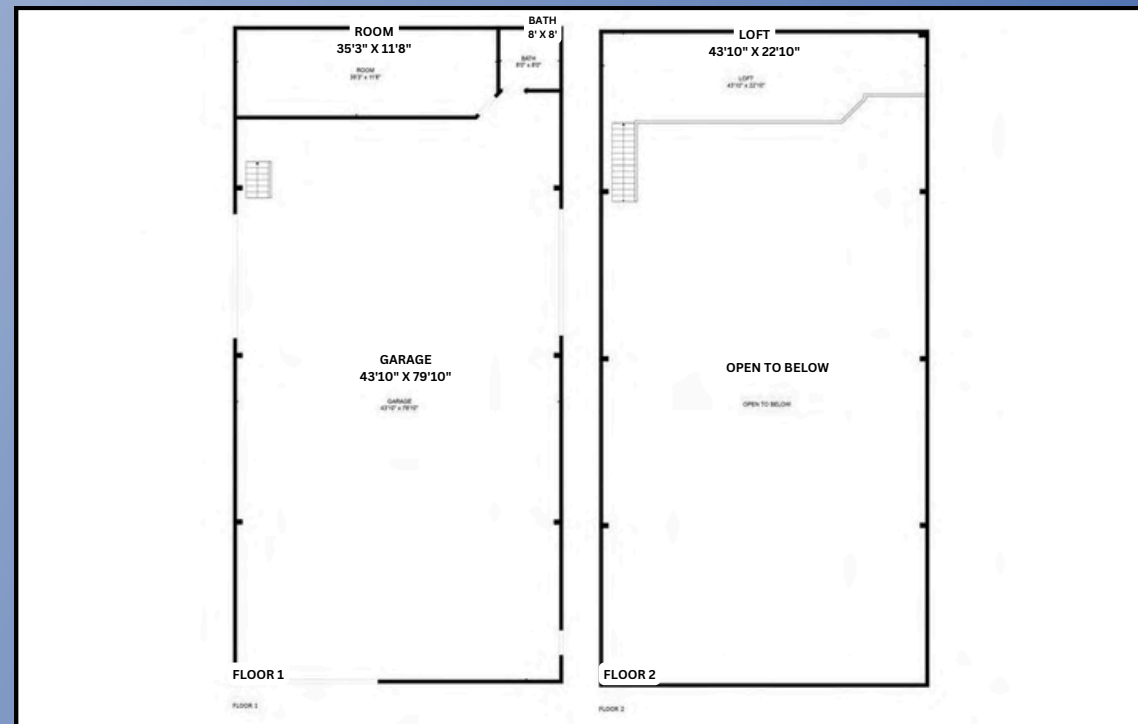
EXCLUDED AREAS: 3371 sq ft,

OPEN TO Below: 3334 sq ft

Total: 1012 sq. ft

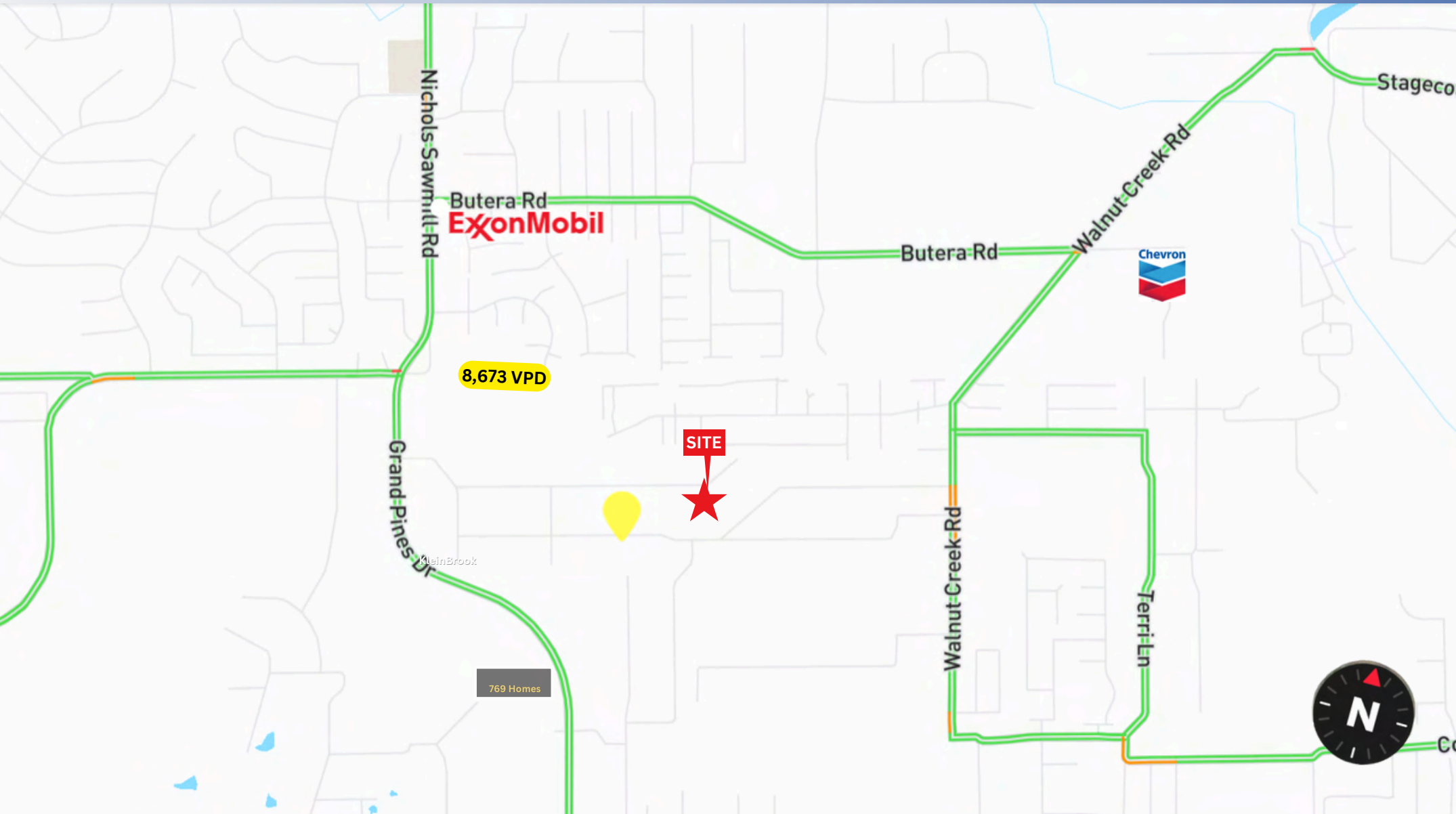


**[CLICK HERE](#) TO VIEW VIDEO OF
PROPERTY**



Turtle Creek Ln

MAGNOLIA TX - 2 PROPETY SALE





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.

<u>Evermark Commercial Group by Jla Realty</u>	<u>9000562</u>	<u>houston@evermarkcommercial.com</u>	<u>(713)489-8130</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John Altic</u>	<u>572287</u>	<u>jaltic@jlarealestate.com</u>	<u>(713)489-8130</u>
Designated Broker of Firm	License No.	Email	Phone
<u>J. Wes Pratka</u>	<u>648815</u>	<u>wpratka@gmail.com</u>	<u>(936)402-5779</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jeri Blake</u>	<u>685387</u>	<u>jblake@evermarkcommercial.com</u>	<u>(832)326-0097</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date