

FOR SALE

HIGH MEADOW RANCH
TOTAL UNITS: 699
OCCUPIED: 634
UNDER CONSTRUCTION: 65

**BEST VALUE
STORAGE PINEHURST**

**STEEL SPECIALTY
SUPPLY**

DOLLAR GENERAL

ExonMobil

SITE

COLONY AT PINEHURST
TOTAL UNITS: 463
OCCUPIED: 22
UNDER CONSTRUCTION: 203
FUTURE: 238

CIRCLE K

USPS.COM

NewQuest

35243 HIGHWAY 249

35243 Highway 249 | Magnolia, Texas
Small Office and Storage on Highway 249 For Sale

Glenn Dickerson
281.477.4384 | gdickerson@newquest.com



0.44 Acres Available For Sale in Magnolia, Texas

Glenn Dickerson

gdickerson@newquest.com

281.477.4384

- Ideal for retail or commercial development
- Easy access to FM 1774, FM 149 and SH 249
- Just south of Magnolia on extremely busy FM 1774
- 3,600 SF office building and a 2,310 SF storage building on site
- Septic tank on site

Approximate Size:	0.44 acres with 3,600 SF building and 2,310 SF building
Price:	Call for Pricing
Utilities:	Has septic and electricity
Restrictions:	None
Engineering/ Detention:	TBD
School District:	Magnolia ISD
Frontage:	±95 ft on Hwy 249 (FM 1774)
Traffic Counts	FM 1774 - 26,466 vpd Hwy 249/Aggie Expressway - 28,571 vpd



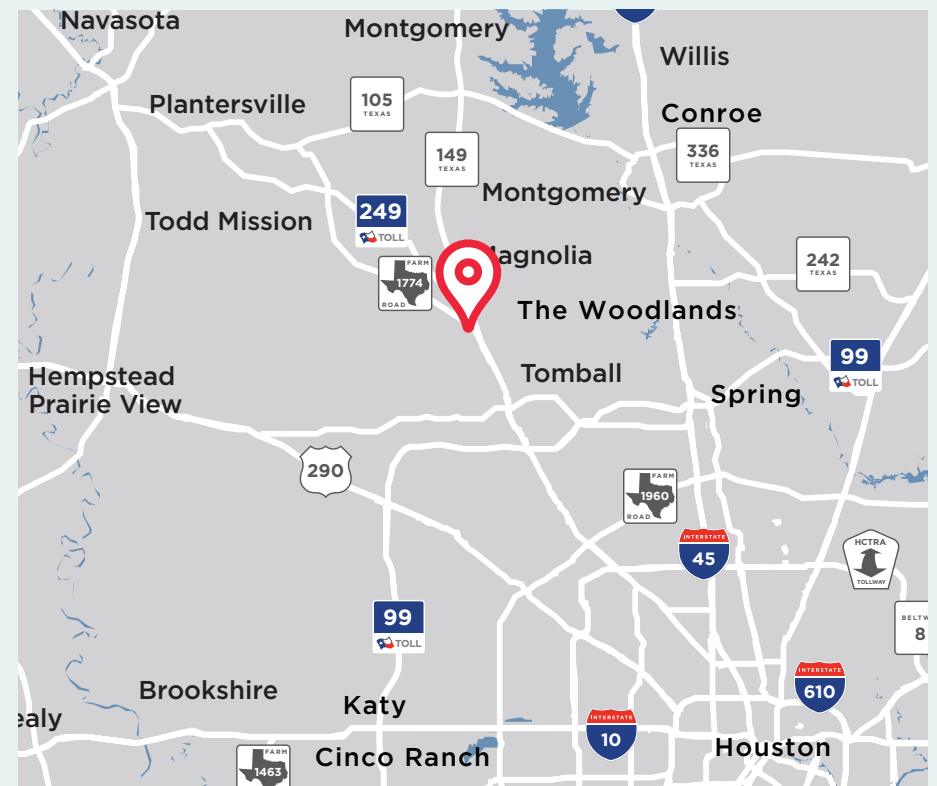
39% POPULATION GROWTH
within 5 miles from 2020 to 2023



\$150K AVERAGE HOUSEHOLD INCOME
within 5 miles



65,316 POPULATION
within 5 miles





Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	922	6,792	21,458
Current Population	2,694	20,629	65,316
2020 Census Average Persons per Household	2.92	3.04	3.04
2020 Census Population	2,034	16,009	47,092
Population Growth 2020 to 2023	32.47%	28.86%	38.70%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	17.01%	16.84%	17.27%
2 Person Households	35.41%	33.77%	30.64%
3+ Person Households	47.57%	49.39%	52.09%
Owner-Occupied Housing Units	74.09%	73.33%	70.43%
Renter-Occupied Housing Units	25.91%	26.67%	29.57%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	74.07%	71.15%	71.16%
Black or African American	3.36%	3.84%	4.74%
Asian or Pacific Islander	1.67%	1.52%	1.90%
Other Races	20.19%	22.59%	21.30%
Hispanic	26.14%	28.89%	27.13%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$121,342	\$145,574	\$149,683
Median Household Income	\$130,979	\$114,618	\$118,067
Per Capita Income	\$41,124	\$47,477	\$48,709
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	21.23%	27.33%	27.74%
Estimated Bachelor's Degree	29.81%	25.48%	23.77%
Estimated Graduate Degree	11.29%	10.60%	10.55%
AGE	1 MILE	3 MILES	5 MILES
Median Age	41.6	38.8	37.8

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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