

# FOREST WEST BUSINESS PARK

33120 FOREST WEST ST. MAGNOLIA, TX 77354

*Coming Soon!*



For Sale or Lease

3,000-12,000 sq ft - 7 buildings

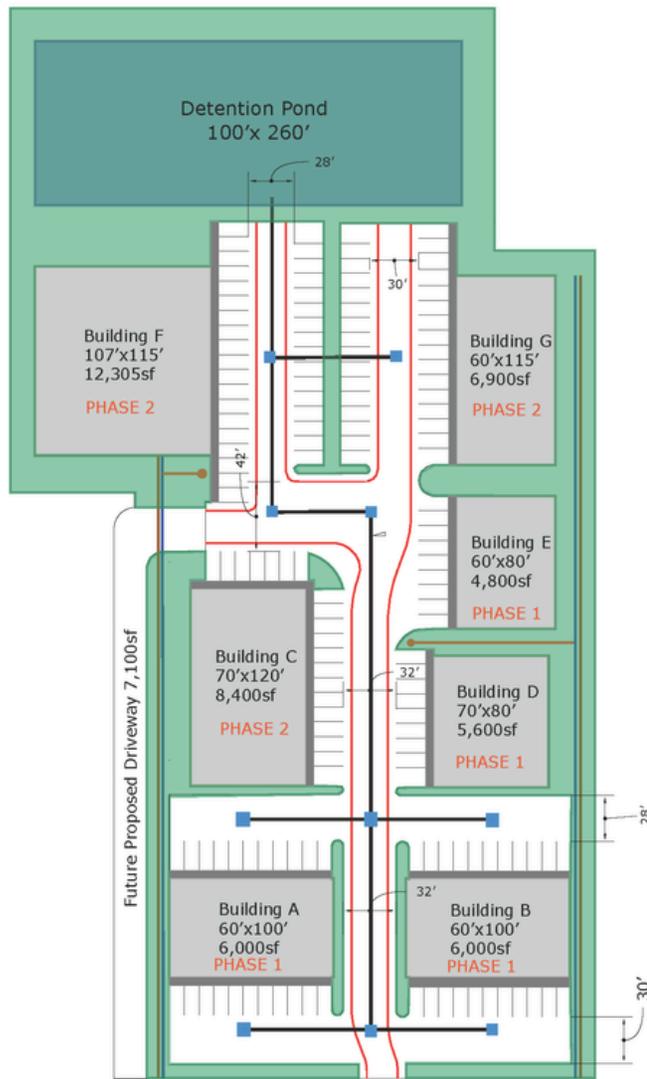
Phase 1 - est completion Q3 2026

Shelly Burke | 832-795-7433 | burkerealtyllc@gmail.com



# FOREST WEST BUSINESS PARK

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- Flex Space - Office, warehouse, retail, medical, etc.
- Partial buildout including plumbing, electrical, insulation, roll up door, plus an additional \$10 per sq ft buildout credit for all buildings
- Option to add a second level and increase square footage for \$35 per sq ft
- Prices range from \$185-\$250 per sq ft for purchase
- Inquire for lease rates

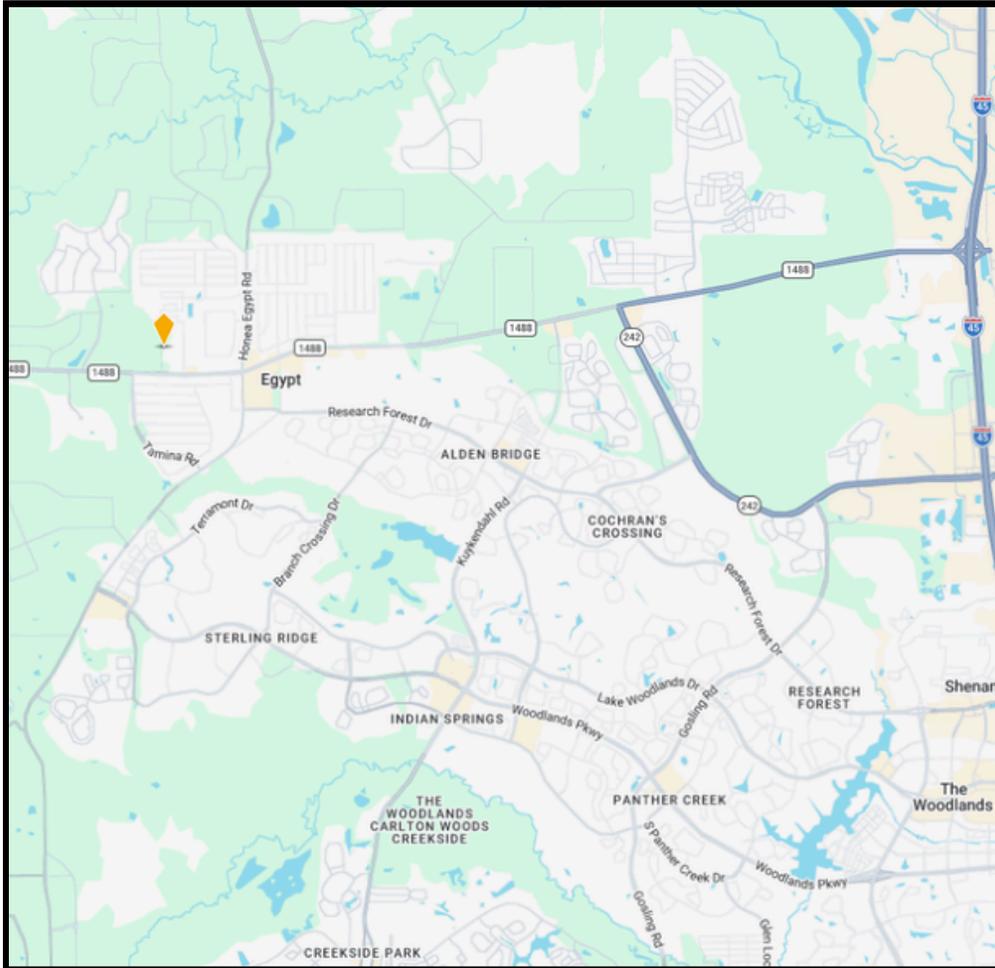


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- Located conveniently less than a ¼ mile from FM 1488 near FM 2978.
- New traffic light installed at the intersection of Forest West and FM 1488
- 5 minutes from The Woodlands and Woodforest
- New construction upscale rental community next door
- Nearby businesses include HEB, Chick-fil-A, Office Depot, Target, Petsmart, Chipotle

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# **Sales & Lease Comps**

Designed, built, and sold by the developers of Forest West Business Park

# Under Contract

est. closing 04/26

1316 Sendera Ranch Drive

Magnolia, TX 77354

4,000 sq. ft.

.4 acre lot

Office/Medical Use

**\$1.4 MILLION**

Sold in shell condition

The owner will use 2,500  
sq ft and is leasing 1,500 sq  
ft for \$28/sq ft plus NNN



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# Sold 02/26

32611 Tamina Rd

Magnolia, TX 77354

4,800 sq. ft.

Office/Medical Use

Partial buildout

**\$1.2 MILLION**

Fully leased for \$18 per sq  
ft plus NNN and sold to an  
investor



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# Sold 07/25

1324 Sendera Ranch Dr

Magnolia, TX 77354

4,800 sq. ft.

Office/Warehouse Use

**\$1.35  
MILLION**

Sold as a shell space with an additional lot for a total of .8 acres.

The buyer also purchased the building next door on .4 acres for \$1.2 million as an investment property.



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# Sold 02/25

32615 Tamina Rd

Magnolia, TX 77354

4,800 sq. ft.

Office/Warehouse Use

**\$1.2 MILLION**

Sold as a shell space to

owner/user

.77 acre lot



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