

Westwood Pointe

FOR LEASE

Frontage / 6402 FM 1488 Rd, Magnolia, TX 77354



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 **vantagepoint**
real estate group

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PROPERTY HIGHLIGHTS:

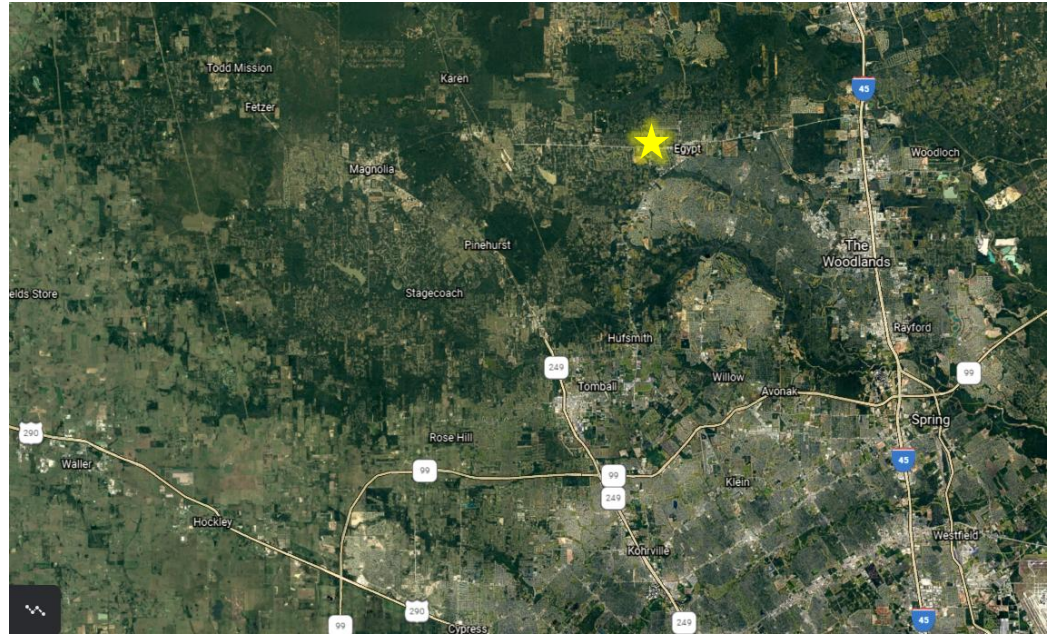
- Located Near Busy Intersection of FM 1488 Rd & FM 2978 Rd
- Large Tenant Pylon Sign on FM 1488 Rd
- Individualized Storefront Designs Enhancing Tenant's Presence
- 3.9/1,000 Parking Ratio
- High Daytime Population
- High Average HH Income

FM 1488 RD TRAFFIC COUNTS:

- TXDOT – 51,173 VPD

RETAILERS WITHIN ONE MILE:

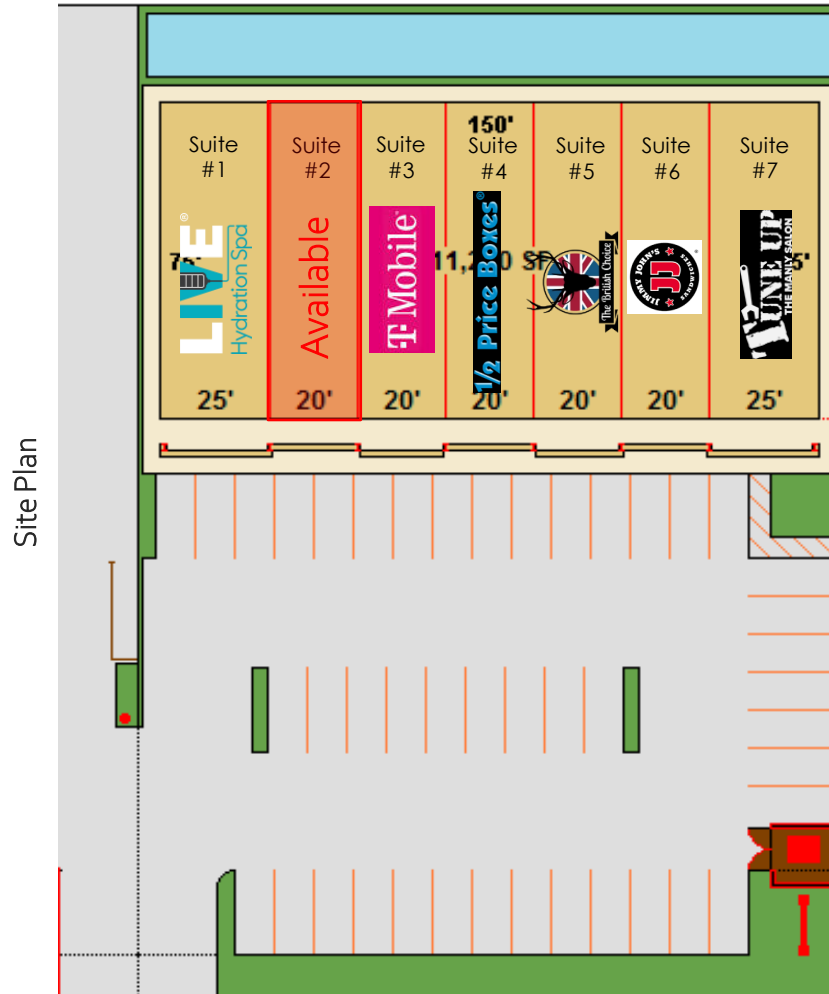
- Kroger
- Target
- Chipotle
- OfficeMax
- Famous Footwear
- Ross
- Starbucks
- Walgreens
- Chick-Fil-A
- Taco Bell
- McDonald's
- ALDI



DEMOGRAPHICS:

• Population	7,180 (1 mi)	49,139 (3 mi)	116,495 (5 mi)
• Daytime Population	7,902 (1 mi)	46,190 (3 mi)	110,068 (5 mi)
• Households	2,259 (1 mi)	12,469 (3 mi)	37,466 (5 mi)
• Average HH Income	\$150,065 (1 mi)	\$161,364 (3 mi)	\$159,915 (5 mi)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.



Tenant Pylon Sign



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