

WINDCREST PLAZA

10540 FARM TO MARKET ROAD 1488, MAGNOLIA, TX 77354

PROPERTY SUMMARY | RETAIL PROPERTY

FOR LEASE: \$1.10 SF/MONTH (NNN)



PROPERTY DESCRIPTION

This property is in good shape & is well maintained by the landlord. There is ample parking & a large monument that attracts attention from the drivers on FM 1488. The property is located across the road from Lake Windcrest subdivision & is just under 4 miles from the FM 2978 / FM 1488 intersection. Great visibility on FM 1488.

PROPERTY HIGHLIGHTS

- Traffic count of over 12,000 vpd
- Low-cost rent
- Large monument
- Excellent visibility
- Already built-out

OFFERING SUMMARY

Lease Rate:	\$1.10 SF/month (NNN)
Number of Units:	9
Available SF:	2,642 SF
Lot Size:	1.8 Acres
Building Size:	15,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	125	554
Total Population	98	393	1,742
Average HH Income	\$213,441	\$218,949	\$225,552

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com

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To Schedule A Showing Call 713.538.1638

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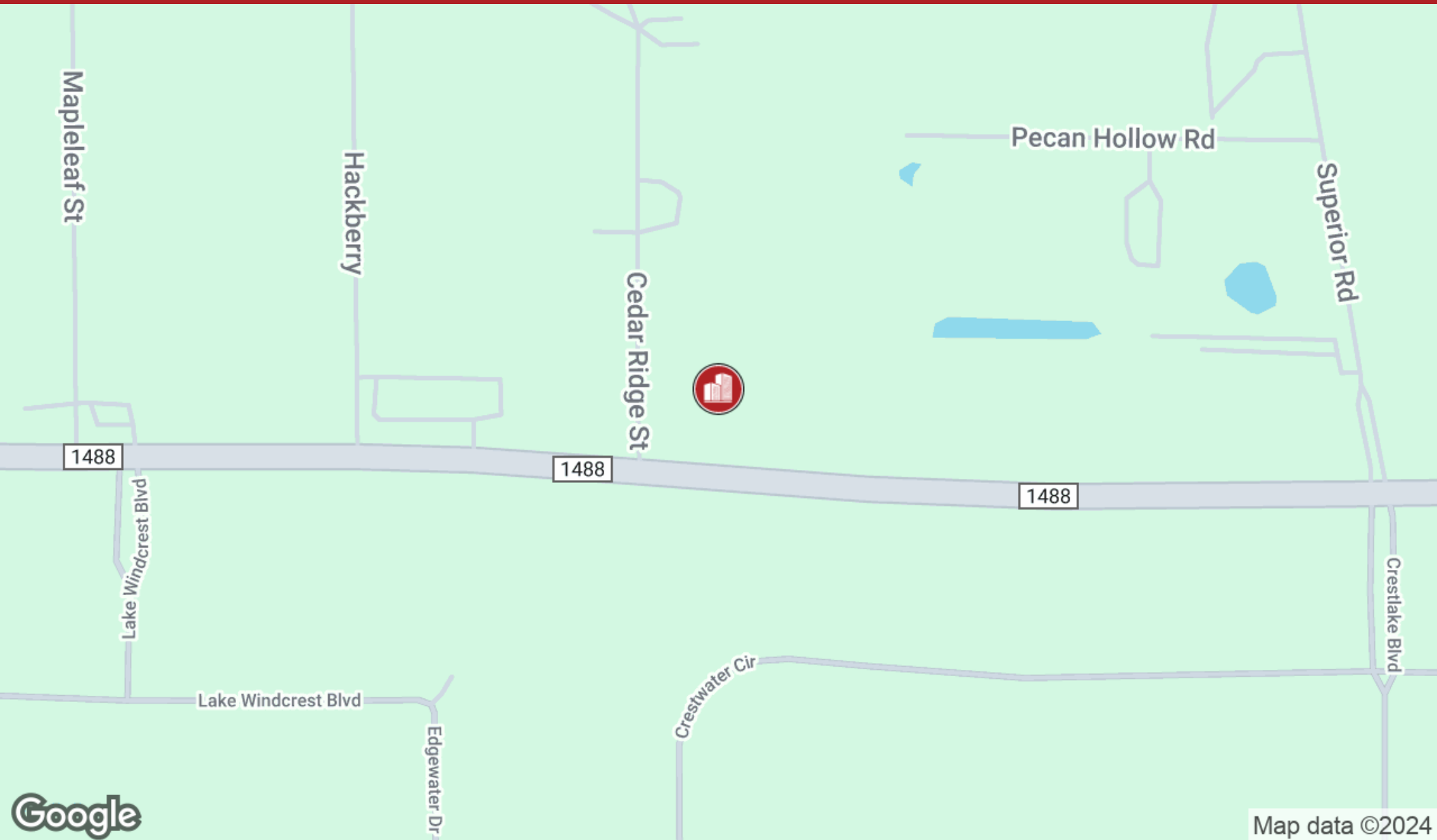
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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LOCATION MAP | RETAIL PROPERTY

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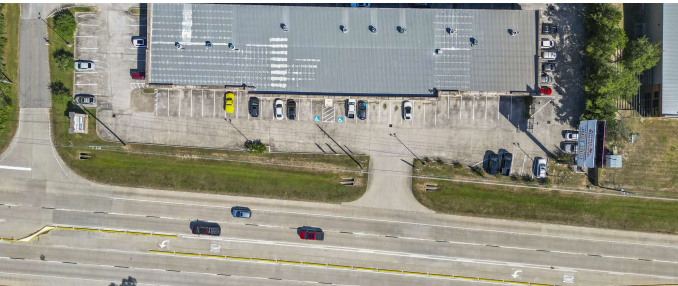
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ADDITIONAL PHOTOS | RETAIL PROPERTY

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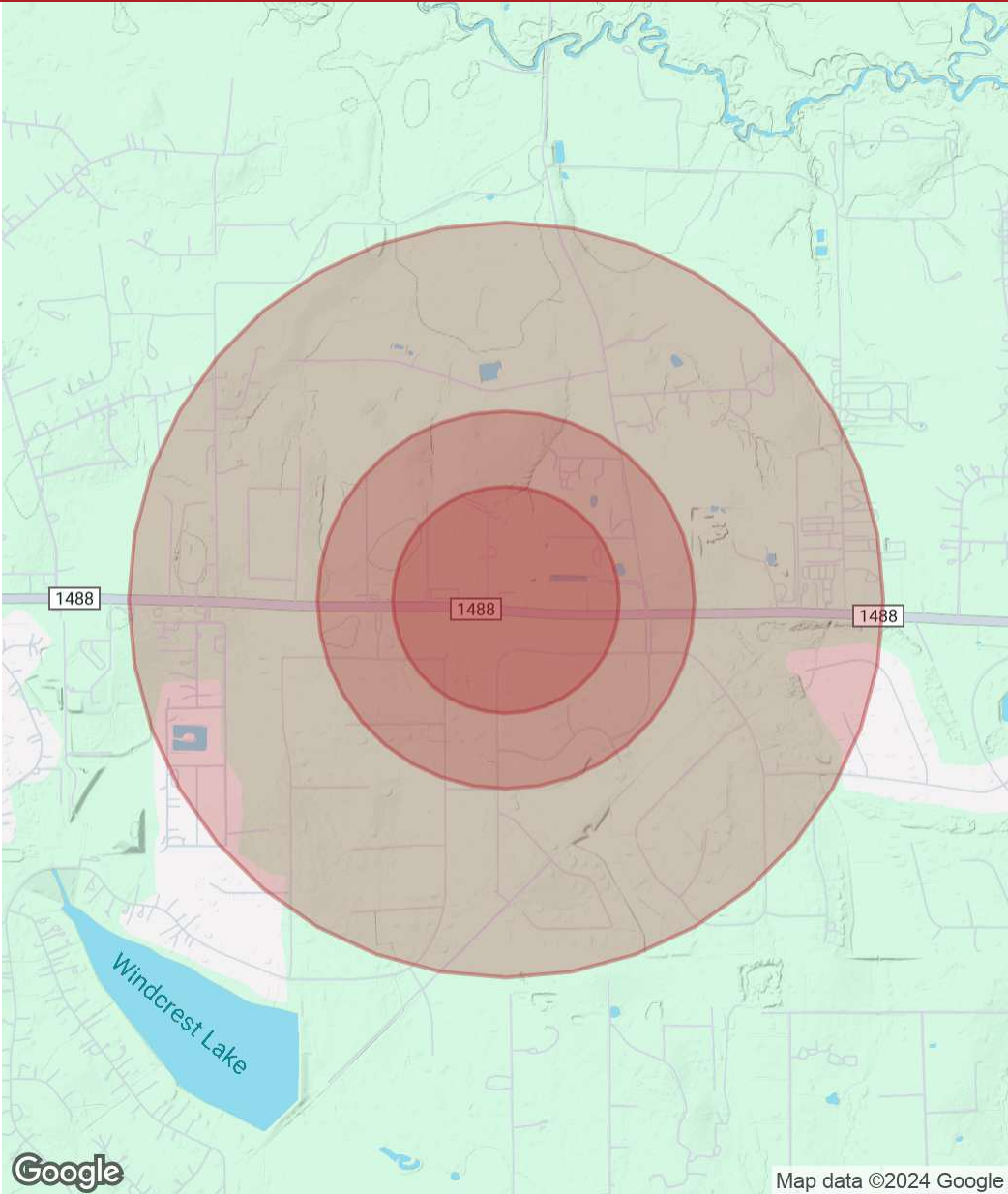
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DEMOGRAPHICS MAP & REPORT | RETAIL PROPERTY

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	393	1,742
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	125	554
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$213,441	\$218,949	\$225,552
Average House Value	\$564,745	\$563,520	\$550,542

Demographics data derived from AlphaMap



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