



**AVAILABLE  
2,050 SF  
2ND GEN RETAIL**

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**TUSCAN VILLAGE PLAZA**  
**2ND GEN. RETAIL SPACE FOR LEASE**  
NEQ FM 1488 & Tamina Rd | Magnolia, TX



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)



# PROPERTY INFORMATION:

**Address:** 7214 FM 1488  
Magnolia, TX 77354

**Size:** Two 2,050 SF 2nd gen. retail spaces  
(Spaces can be combined to 4,100 SF)

**Price:** Call For Pricing

## HIGHLIGHTS:

- Located on the south side of FM 1488 east of Tamina Rd at Forest W St in Magnolia, Texas
- Exposure to over 37,600 cars per day along FM 1488
- Less than 1 mile west of FM 2978
- National retailers include: H-E-B, Walgreens, O'Reilly Auto Parts, AutoZone, Sherwin Williams, Advance Auto Parts, Raising Canes, Jack in the Box, and McDonalds amongst others

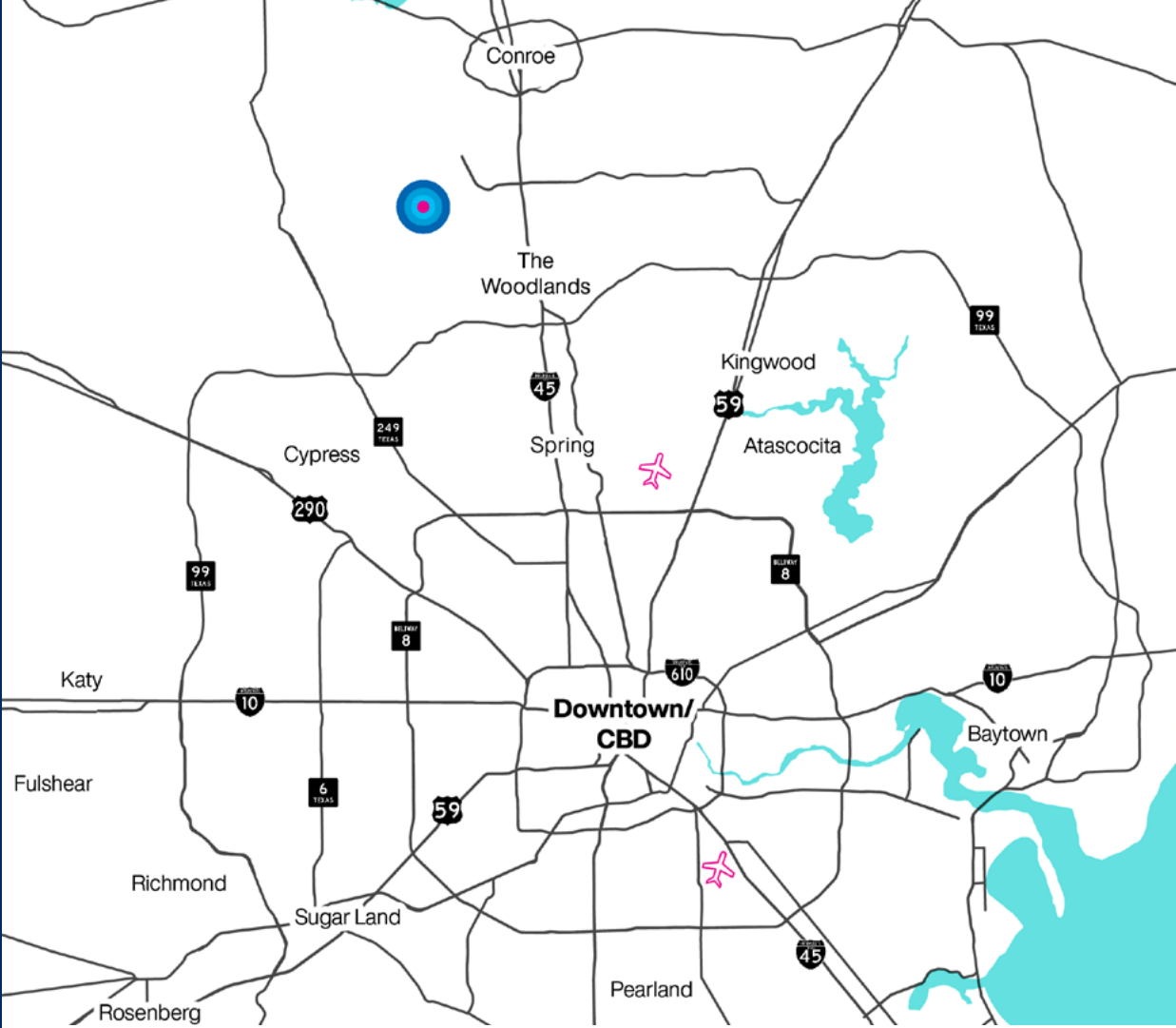
## TRAFFIC COUNTS:

**FM 1488:** 35,683 CPD '22

**FM 2978:** 26,927 CPD '22

## 2024 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,005	43,924	112,255
Daytime Pop.	5,164	22,869	56,136
Avg HH Income	\$154,475	\$186,524	\$192,010





**H-E-B**

±1.1 Million  
Annual Visits

**ALDERS**  
MAGNOLIA

Magnolia Cir

Forest W St

Wedgewood Dr

Honea Egypt Rd

35,683 CPD '22

**SITE**

8,488 CPD '21

26,927 CPD '22

Tamina Rd



To Woodforest  
3,000 Acres with 5,500  
new Single Family Homes  
\$190,000's to over \$1 Million  
and a 27-Hole  
Championship Golf Course

**SITE**

65 AC  
Master-Planned  
Community

Woodlands Square Blvd

SPEC'S  
CHASE  
5Point SUBWAY  
The UPS Store

Bear Branch  
Elementary

Lake  
Windcrest  
Golf Club

Legacy  
Preparatory  
Christian  
Elementary Academy

Research Forest Dr

Dei Webb  
The Woodlands  
550 Homes

Mitchell  
Intermediate

Bush  
Elementary

Bear Branch  
Junior High

Dretchin  
Elementary

Woodlands  
Country Club  
Gary Player  
Golf Course

Buckview  
Elementary

The Club at  
Carlton Woods  
Golf Course

To The Woodlands  
28,000 Acre Award Winning  
Master Planned Community  
Located 27 miles north of  
Downtown Houston

Galatas  
Elementary

The Woodlands  
Country Club  
TUSCAN VILLAGE PLAZA | 4

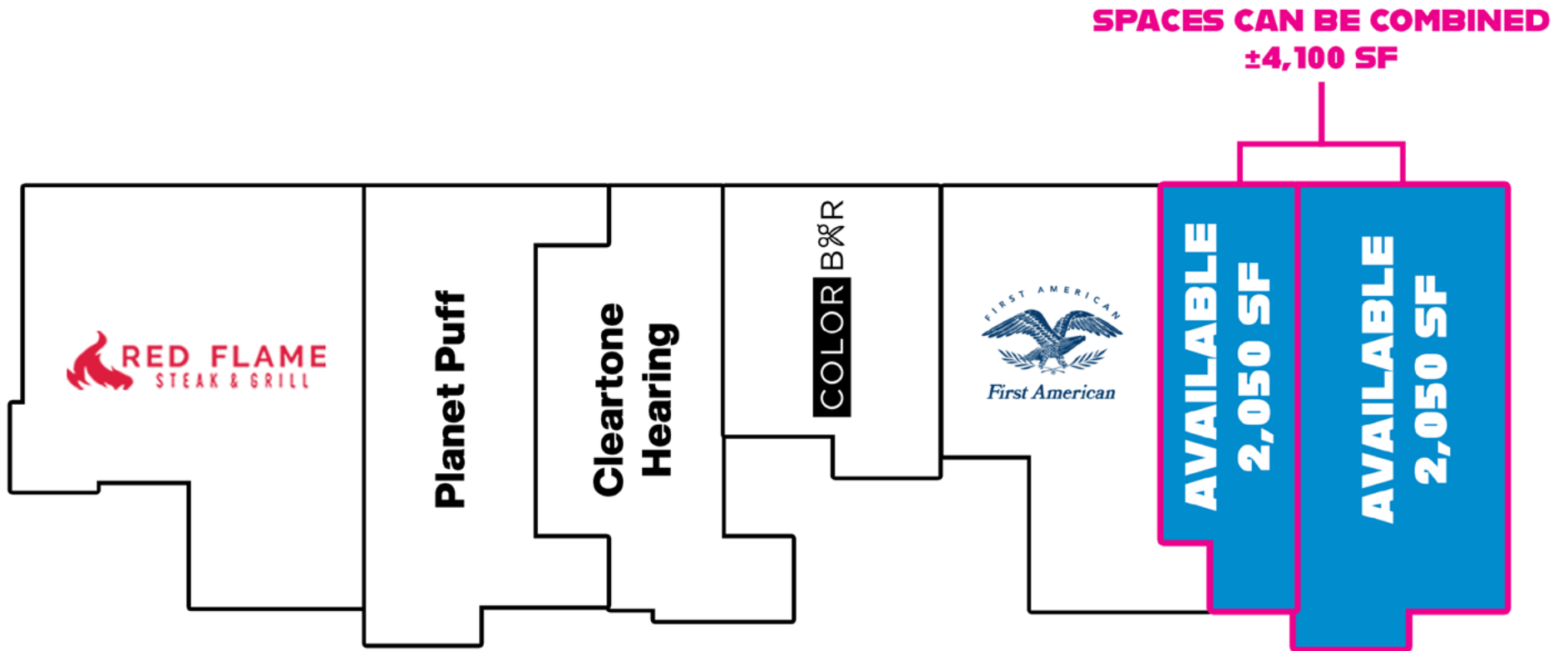
Walmart \* M  
Starbucks DO S

Woodlands Pkwy

Ranch Crossing

TARGET  
PETSMART  
OfficeMax  
Denny's  
Starbucks  
ROSS  
TJ-maxx  
DICKY'S  
FREDDY'S  
FIVE GUYS





**FM 1488**









## 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Anita Amin</b>	<b>651377</b>	<b>aa@blueoxgroup.com</b>	<b>713.324.8954</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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