

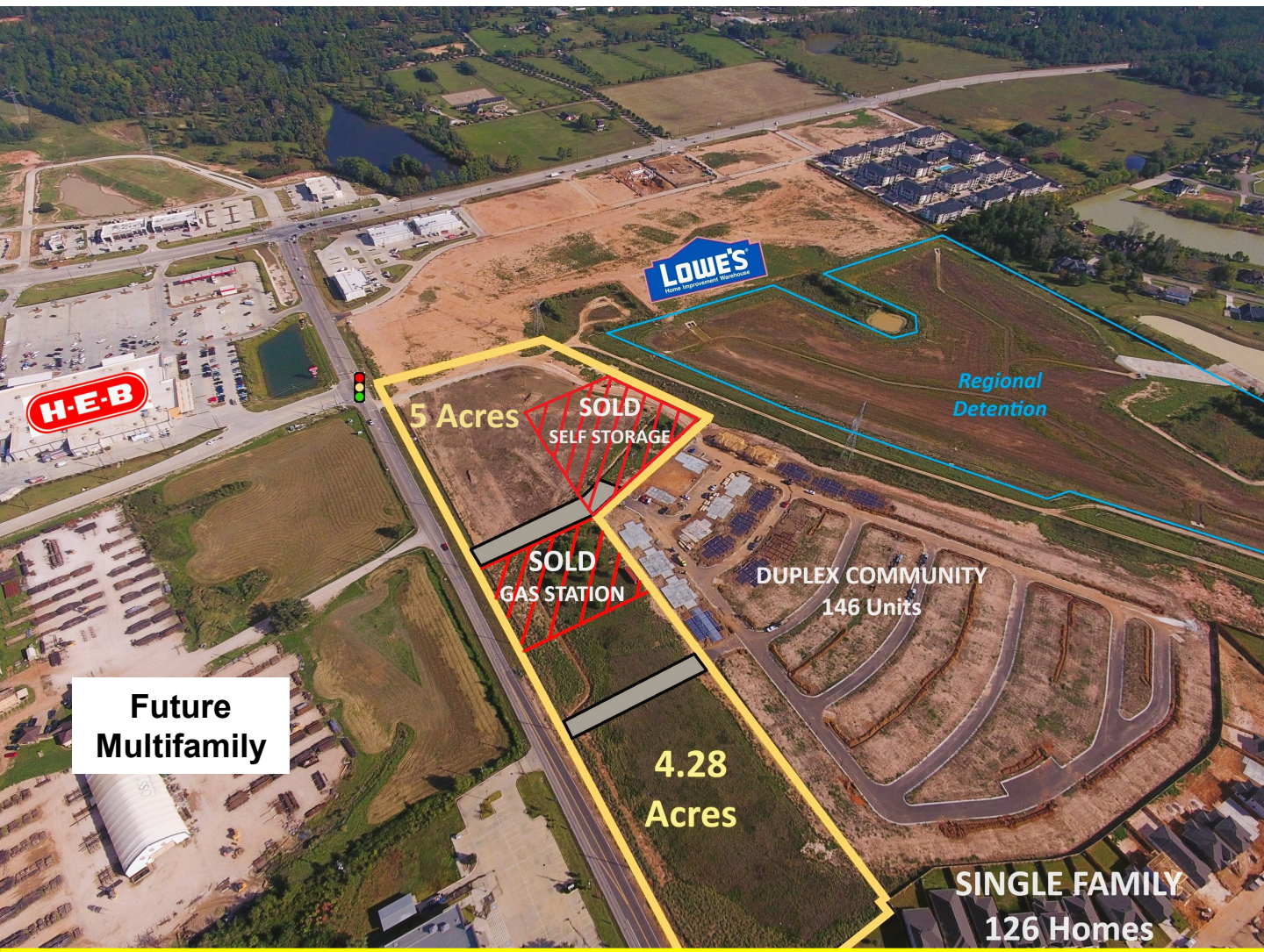


NEWMAN

FOR SALE or LEASE

9.25 ACRES – Across From HEB & Lowe’s

FM 1488 & Spur 149, Magnolia, TX



FOR SALE, GROUND LEASE, or BUILD-TO-SUIT

SHOVEL-READY PAD SITES WITH ALL UTILITIES & OFF-SITE DETENTION

- City Water
- City Sewer
- Off-Site Detention
- Power / Telecom
- Curb Cuts on Spur 149
- Cross-Access to FM 1488
- Master Planned Development
- 146 Duplexes
- 126 Single Family Homes

Nate Newman, CCIM

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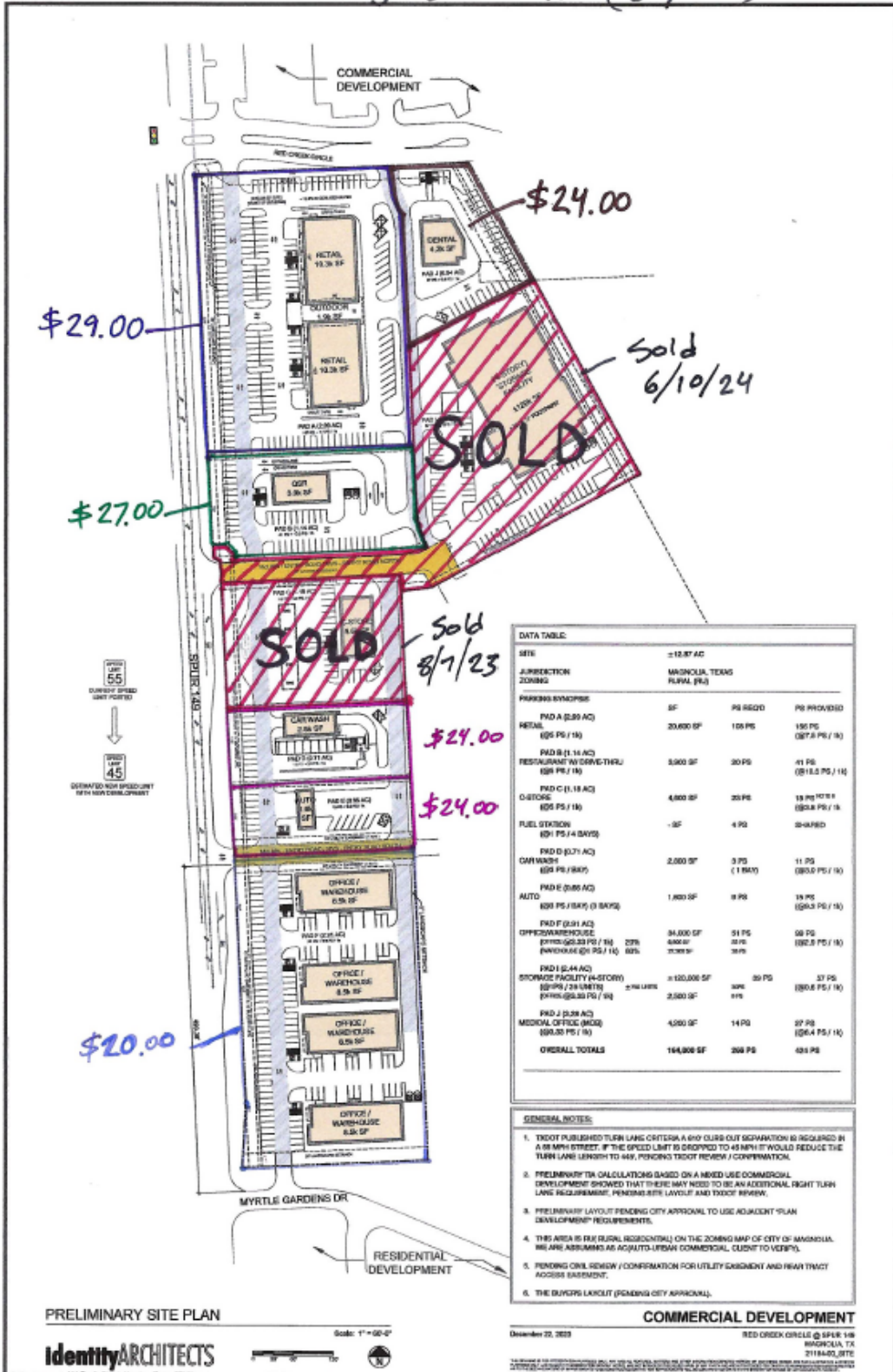


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SHOVEL-READY PAD SITES WITH ALL UTILITIES & OFF-SITE DETENTION



Pricing Sheet PSF (July 2024)



DATA TABLE:

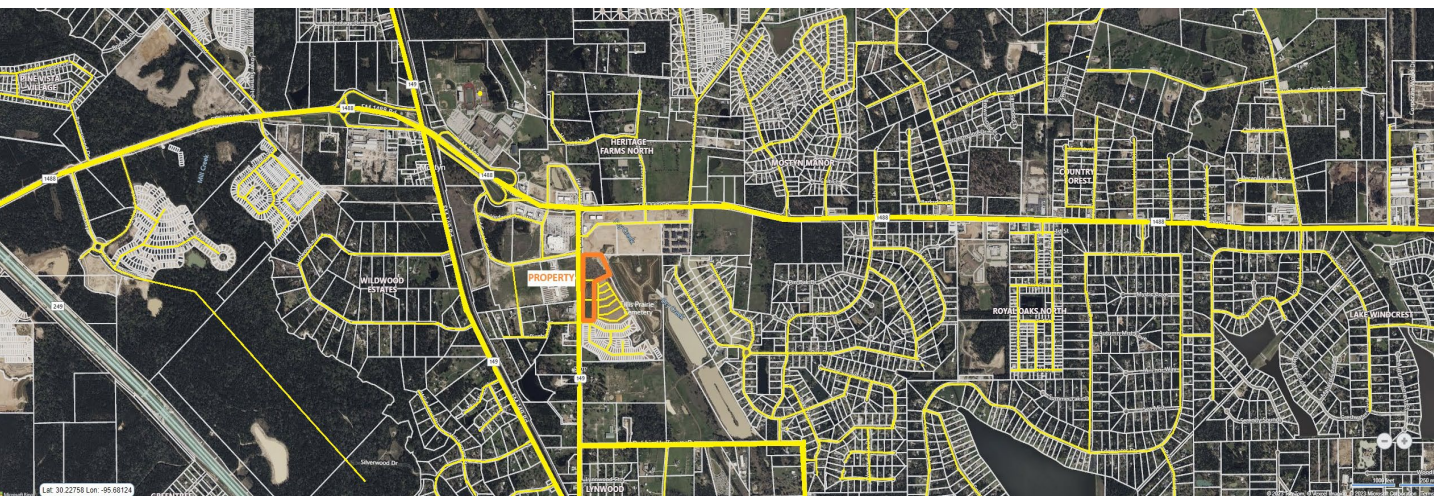
ITEM	AC	MG	TX	FL	PS
SITE = 12.87 AC					
JURISDICTION: MAGNOLIA, TEXAS					
ZONING: FURVLA (PS)					
PARKING SYNOPSIS	SF	PG	REQD	PG	PROVIDED
IND A (0.59 AC)	30,690 SF	108 PG		150 PG	(57.8 PG / 1%)
IND B (1.14 AC)	3,800 SF	30 PG		41 PG	(11.5 PG / 1%)
IND C (1.18 AC)	4,800 SF	35 PG		19 PG	(10.5 PG / 1%)
IND D (0.71 AC)	2,000 SF	3 PG	(1.84%)	11 PG	(8.5 PG / 1%)
IND E (0.86 AC)	1,800 SF	9 PG		14 PG	(8.3 PG / 1%)
IND F (0.91 AC)	34,000 SF	51 PG		58 PG	(50.8 PG / 1%)
IND G (2.44 AC)	120,000 SF	30 PG		37 PG	(30.8 PG / 1%)
IND H (2.08 AC)	4,200 SF	14 PG		37 PG	(6.4 PG / 1%)
OVERALL TOTALS	164,800 SF	268 PG		424 PG	

- GENERAL NOTES:**
- TRUCK PUBLISHED TURN LANE CRITERIA A 60' CURB CUT SEPARATION IS REQUIRED BY A 35 MPH STREET. IF THE SPEED LIMIT IS DROPPED TO 45 MPH IT WOULD REDUCE THE TURN LANE LENGTH TO 44', PENDING TRUCK REVIEW / CONFIRMATION.
 - PRELIMINARY TRAFFIC CALCULATIONS BASED ON A MIXED USE COMMERCIAL DEVELOPMENT SHOWED THAT THERE MAY NEED TO BE AN ADDITIONAL RIGHT TURN LANE FOR ORGANIC PARKING RITE! LAYOUT AND TRUCK REVIEW.
 - PRELIMINARY LAYOUT PENDING CITY APPROVAL TO USE ADJACENT PLANNING DEVELOPMENT REQUIREMENTS.
 - THIS AREA IS IN THE RURAL RESIDENTIAL ON THE ZONING MAP OF CITY OF MAGNOLIA. WE ARE ABRAHAM AS AGRICULTURE COMMERCIAL CLIENT TO VERIFY.
 - PENDING CIVIL DESIGN / CONFIRMATION FOR UTILITY EQUIPMENT AND NEAR TRUCK ACCESS STATEMENT.
 - THE BUYERS LAIDLIT (PENDING CITY APPROVAL).



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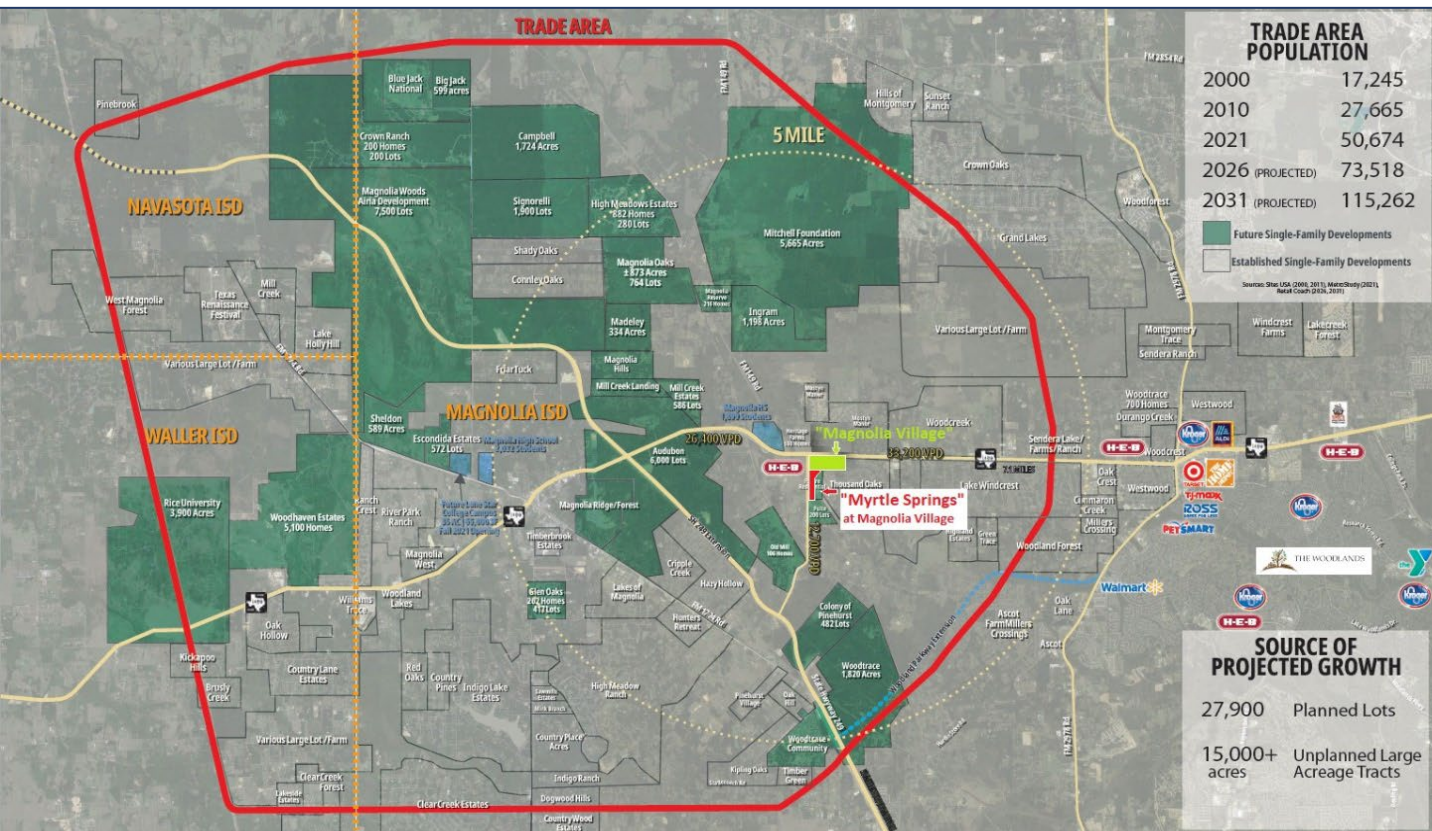


There is a lot of excitement surrounding the City of Magnolia, TX because it is in the direct path of growth as an in-fill residential community between The Woodlands, Conroe, and Montgomery. One of the recent “game-changers” was the completion of the TX 249 Extension Project (The Aggie Expressway) on October 28, 2022. This opened up huge swaths of undeveloped land that was previously too far from employment centers and critical infrastructure to be developed. The response from homebuilders has been overwhelming with over 30,000 new homes planned within the Magnolia trade area. These residents will need high quality retail options.

As a local developer, [Newman CRE](#) recognized this growth trend far in advance and began calling landowners in 2015 upon learning that HEB was under contract on the southwest corner of FM 1488 and Spur 149. In 2017, we purchased 107 acres from a local family that had owned the land for generations.

We spent the next 7 years designing regional detention, extending utilities, and waiting for the growth to reach us. Newman then sold 28 acres to Pulte (Myrtle Gardens) and 15 acres to The Cottages of Magnolia for a combined 272 homes.

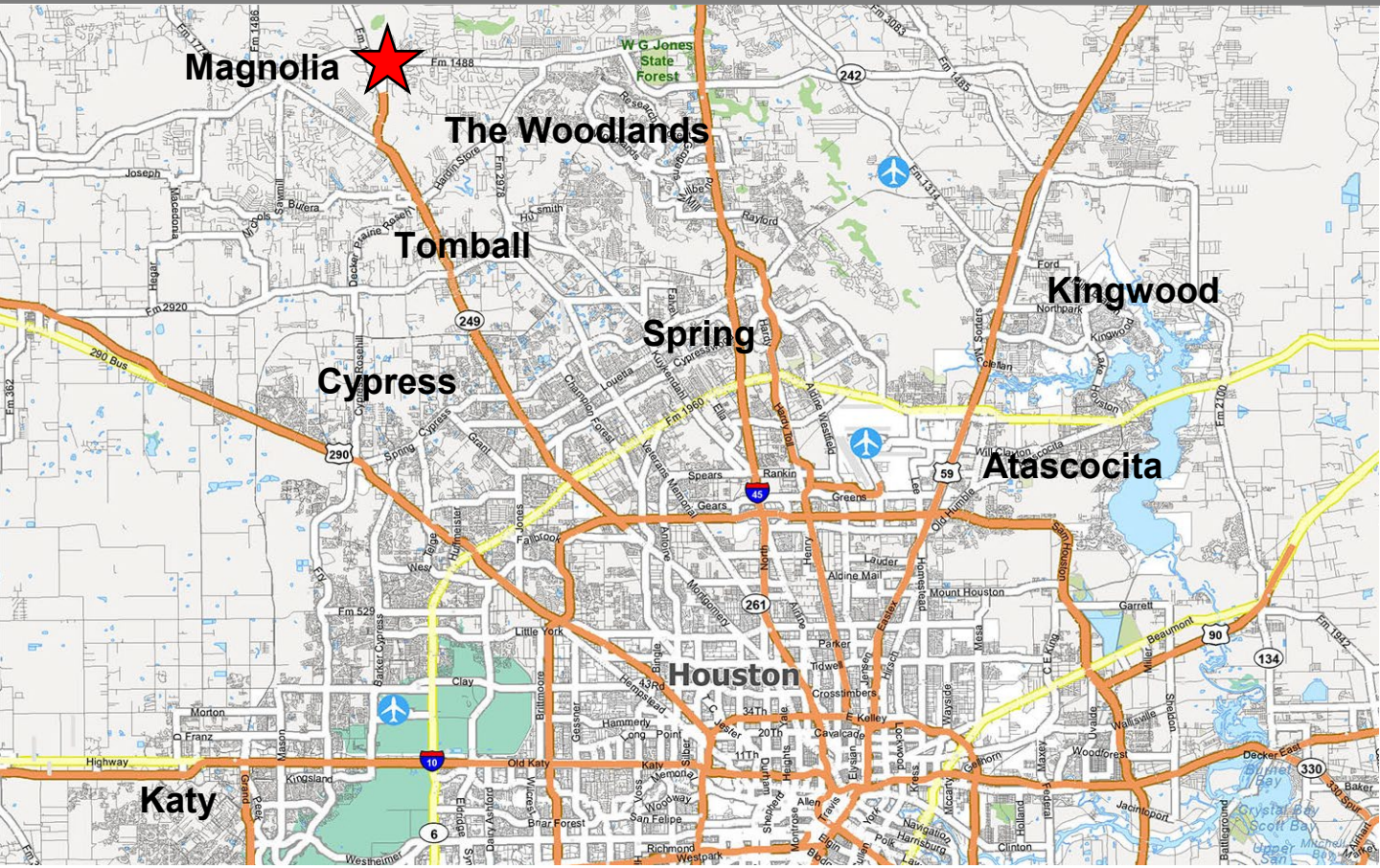
9.5 acres of commercial pad sites remains to be sold. Call today to buy, ground lease, or inquire about a build-to-suit opportunity.





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Conceptual Renderings



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Nate Newman Brokerage, Inc.	9004564	nate@newmancre.com	(281)703-0715
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
Designated Broker of Firm	License No.	Email	Phone
Nathan T. Newman	587273	nate@newmancre.com	(281)703-0715
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
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