



Real Estate
Investment
Co.

DAILY NEEDS SHOPPING CENTER - MAGNOLIA (HOUSTON), TX / ADJACENT TO THE WOODLANDS

5677 Farm to Market Road 1488, Magnolia, TX 77354

THE
EGYPTIAN
MAGNOLIA (HOUSTON), TX / ADJACENT TO THE WOODLANDS



Flying Biscuit Signage is Rendered



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BLVD Real Estate
Investment
Co.

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In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6585 | A Licensed Texas Broker #9009637

INVESTMENT SUMMARY & PROPERTY SPECIFICATIONS

PRICING

Price:	\$6,900,000
Net Operating Income (NOI):	\$477,726
Cap Rate:	6.9%

INVESTMENT HIGHLIGHTS

- **High-traffic, daily needs retail shopping center** in the heart of Magnolia (Houston), TX - Adjacent to The Woodlands
- **Drive-thru building** - Ideal retail building configuration for a landlord as it provides steady tenant demand, high property resale value, and reliable long-term income.
- **Top tier location** - Magnolia has quickly emerged as one of Montgomery County's most compelling retail trade areas, supported by a wave of large-scale investment and national anchor development nearby the property
- **Strategically positioned along FM 1488 Rd**, the primary east-west commercial corridor serving Magnolia and connecting to **The Woodlands and the greater Houston MSA**
- **Signalized, hard corner location with excellent visibility and frontage** along FM 1488 Rd, which is the main thoroughfare road in the area with strong daily traffic counts (**65,246 VPD at nearby intersection** of FM 1488 Rd and FM 2978 Rd)
- **Located in a rapidly developing retail node**, benefiting from increasing residential density and growing daytime population
- **Ease of management** - All of the tenants feature NNN leases, whereby the tenants pay/reimburse for taxes, insurance, management, etc.
- **Highly affluent Houston location** - Located in Magnolia (Houston), TX adjacent to The Woodlands - The average household income within a 3-mile radius is over \$162,953

PROPERTY SPECIFICATIONS

Address:	5677 Farm to Market Road 1488 Magnolia, TX 77354
Building Size:	14,593 SF
Land Area:	1.97 Acres (Approx)
Year Built:	2018
Traffic Counts:	35,355 VPD along FM 1488 Rd 29,891 VPD along FM 2978 Rd
APN:	2543-00-00102

DEMOGRAPHICS

Source: Costar	1 Mile	3 Miles	5 Miles
Population	8,191	57,982	132,141
Average HHI	\$142,170	\$162,953	\$158,528
Employees	4,838	14,272	25,729

CARLTON WOODS
One of the most expensive neighborhoods and housing.



THE EGYPTIAN
WABDOLIA (HOUSTON), TX / ADJACENT TO THE WOODLANDS

Luxury Multi-Family Under Development

T.J. maxx

TARGET.

Chick-fil-A

PET SMART

ROSS
DRESS FOR LESS®

STARBUCKS

planet fitness

Kroger

FM 2978 RD (29,891 VPD)

HOME DEPOT

WHATABURGER

ALDI

POPEYES
LOUISIANA KITCHEN, INC.

Denny's

Shoplex

SONIC
America's Drive-In

FM 1488 RD (35,355 VPD)

DISCOUNT TIRE

QUICK N CLEAN
CAR WASHING... FAST & EASY

DUNKIN' DONUTS

EXXON

PROPERTY PHOTOS



AERIAL

Kroger

TRADER JOE'S

H-E-B

CARLTON WOODS
One of the most
expensive neighborhoods
and housing.



TJ-maxx

TARGET

Chick-fil-A

PETSMART

ROSS
DRESS FOR LESS

STARBUCKS

planet
fitness

THE
EGYPTIAN

WAGNOLIA (HOUSTON), TX / ADJACENT TO THE WOODLANDS

HOME DEPOT

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DONUTS

EXXON

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QUICK N CLEAN
CAR WASHING... FAST & EASY

Luxury Multi-
Family Under
Development

WHATABURGER

Shell

FM 1488 RD (35,355 VPD)

ALDI

Kroger

DISCOUNT
TIRE

SONIC
America's
Drive-In

Denny's

FM 1488



RENT ROLL

Suite #	Tenant	Size (SF)	% of Total (SF)	Base Rent	Base \$/SF	% of Total (Rent)	Increases	CAM Recovery Type	Lease Start	Lease Expires	Options
100	Kolache Factory (Drive Thru End Cap)	2,198	15%	\$75,120	\$34.18	16%	-	NNN	11/24/18	11/30/28	1 (5-Yr)
200	Select Physical Therapy*	2,340	16%	\$75,996	\$32.48	16%	App. 2% Annually	NNN	2/16/20	1/31/28	2 (3-Yr)
300	Spa Life	4,680	33%	\$149,760	\$32.00	31%	-	NNN	3/24/19	3/31/29	2 (5-Yr)
400a	Flying Biscuit Café	3,925	27%	\$133,450	\$34.00	28%	App. 3% Annually	NNN	7/1/26	9/30/36	1 (5-Yr)
400b	Rent Guaranty	1,240	9%	\$43,400	\$35.00	9%	-	NNN	-	-	-
Total / Wtd. Avg:		14,383	100%	\$477,726	\$33.21						

*January 2027 scheduled base rent shown.



TRANSACTION SUMMARY

Financial Information

Price: \$6,900,000

Estimated Operating Information

	<u>In Place</u>
Gross Potential Rent	\$477,726
Plus Recapture	\$127,469
Tot. Gross Potential Income	\$605,195
Less Expenses	(\$127,469)
Net Operating Income	\$477,726

Cap Rate: 6.9%

Estimated Operating Expenses

Taxes	\$61,741
Insurance	\$11,873
Common Area Expenses	\$35,000
Management Fee	\$18,855
	<u>\$127,469</u>

TENANT SYNOPSIS



Flying Biscuit is an established regional breakfast-and-brunch franchise that was founded in Atlanta in 1993; they've been franchising since 2006. The brand is operated/franchised by Big Game Brands and they have many existing Greater Houston-area locations. The reported average annual unit volume of approximately \$2.04 million among 30 stabilized restaurants in its 2026 FDD.

Locations: +43, with 11 in development across 7 states

Website: www.flyingbiscuit.com



Kolache Factory is a Texas-based bakery-café concept specializing in handcrafted Czech-inspired kolaches and other breakfast and lunch pastries. Founded in 1982 in the Houston area, the brand has grown into a fast-casual favorite known for its fresh ingredients, wide variety of both sweet and savory offerings, and welcoming café experience that draws customers throughout the day. With a mix of companyowned and franchised locations, Kolache Factory has built a loyal following and earned recognition in the franchising world for its quality and growth. Its menu features traditional kolaches, gourmet coffee, and other baked goods that appeal to a broad audience seeking flavorful breakfast and brunch options.

Locations: +60

Website: www.kolachefactory.com



Select Physical Therapy is a national outpatient physical-rehabilitation provider offering services like physical therapy, sports medicine, occupational therapy, hand therapy, and work-injury rehabilitation. Their clinics emphasize accessible care (often with no doctor referral needed) and strive to get patients back to everyday activities, sport, work, or life. With a widespread network across the country, Select delivers consistent rehab services through licensed therapists and centers designed to meet a variety of patient needs.

Locations: +1,900

Website: www.selectphysicaltherapy.com

Executive Nails & Spa is a Texas-based nail salon and spa concept offering a full range of beauty and wellness services, including manicures, pedicures, waxing, facials, and relaxing spa treatments in a polished, customer-focused environment. With multiple locations throughout the Greater Houston area, the brand has developed a strong local following by blending quality service with a welcoming atmosphere, making it a go-to destination for everyday pampering and special-occasion beauty needs. Signature touches like professional technicians, high-quality products, and attention to detail help each salon deliver a consistently elevated experience that resonates with loyal clients.

Locations: 1

Website: www.executivenailsandspa.com

EXECUTIVE
NAILS & SPA

Magnolia, TX

Magnolia has rapidly emerged as one of Montgomery County's most compelling retail trade areas, supported by a wave of large-scale investment and national anchor development along the FM 1488 corridor. The opening of H-E-B Magnolia Place and the recently delivered Lowe's Home Improvement have solidified the corridor as a dominant daily-needs destination, drawing traffic well beyond the immediate rooftops. These anchors are part of a broader, approximately \$1 billion mixed-use development pipeline surrounding the FM 1488 corridor, which is introducing new retail, residential, medical, and lifestyle uses that continue to elevate the area's long-term fundamentals.

Affluent Demographics

Demographically, the trade area is exceptionally strong. Average household income exceeds \$200,000, placing the property within one of the most affluent suburban retail corridors in the greater Houston region. This high-income consumer base supports stronger tenant sales, higher rent sustainability, and long-term tenant demand.

Excellent Population Growth

Population growth further reinforces the investment thesis. Magnolia has experienced rapid population expansion over the past decade, with continued growth projected through 2030, driven by in-migration from The Woodlands, Spring, and other high-cost submarkets. Expanding residential developments surrounding the property are steadily increasing household density and daytime traffic, providing a growing customer base for existing and future retailers.

Summary

Together, these dynamics position The Egyptian as a rare opportunity to acquire well-located retail in a high-income, high-growth suburban market that is transitioning into a fully matured retail trade area—offering investors durable cash flow, strong tenant demand, and long-term appreciation potential.



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