



Woodard Ranch
11,400 Units

Escondido Estates
600 Units

Timber Hollow

Mustang Ridge
226 Units

Woodhaven Estates
5,100+ Units

Ranchcrest



Magnolia Ridge
1,200+ Units

Emory Glen
800 Units

SITE

MAGNOLIA JUNIOR HIGH

Sawmill Valley



RIVERSTONE
COMMERCIAL REAL ESTATE

Indigo Lake Estates
660+ Units

19802 FM 1488

MAGNOLIA, TX 77355



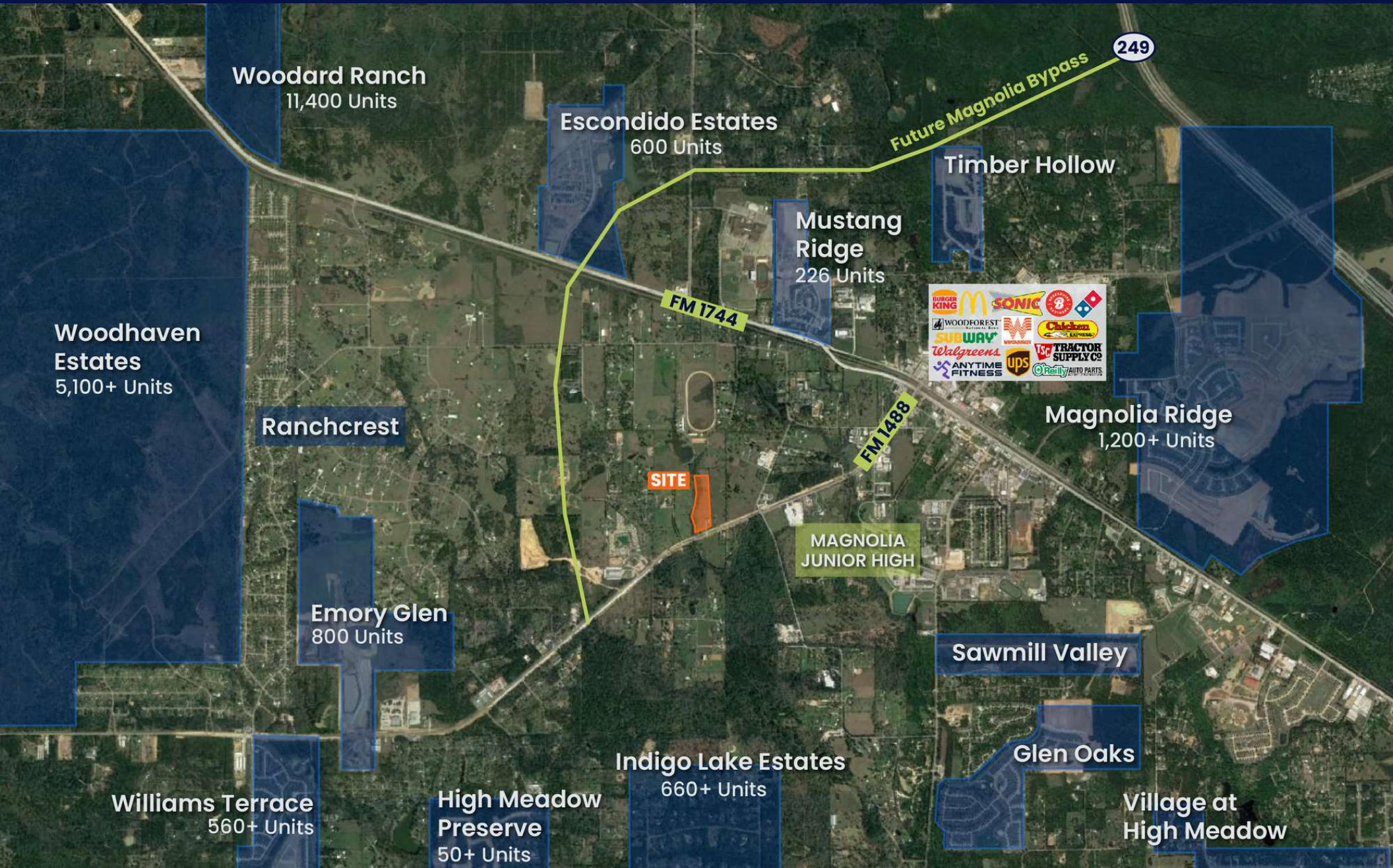
PROPERTY HIGHLIGHTS

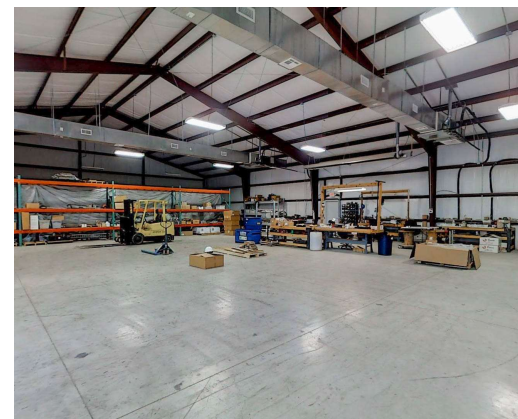
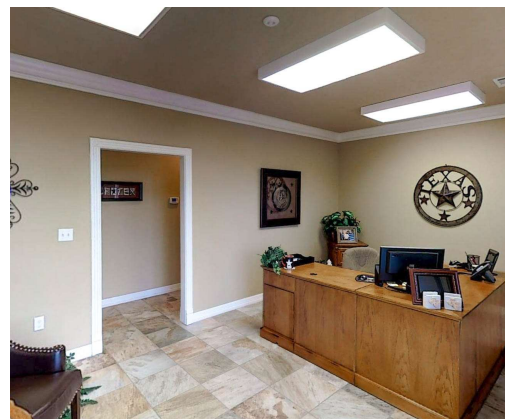
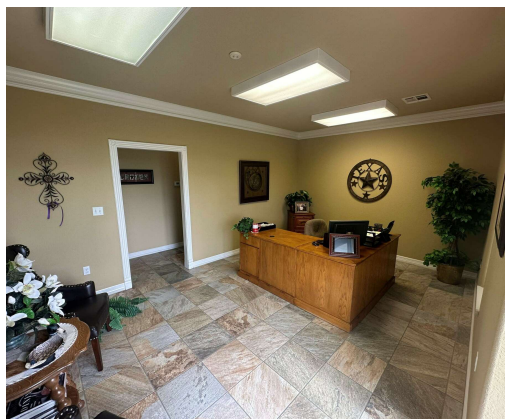
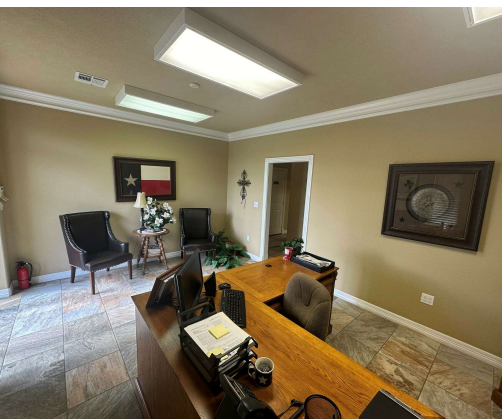
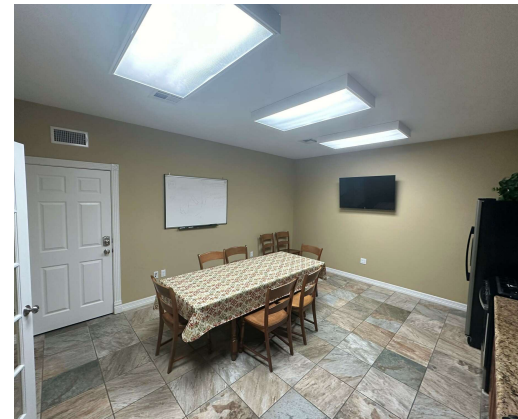
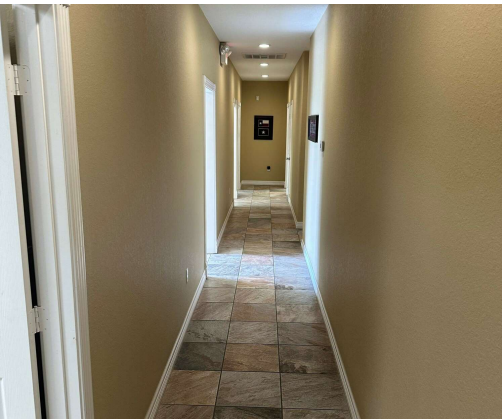
- 3-Phase, 480v Power
- (3) 12' x 14' Drive in Bay Doors
- Fully Insulated, HVAC Serviced Warehouse
- 1,844 SF Office Space
- Built in 2011
- (3) 5-ton HVAC Units
- City Water & Aerobic Septic System
- 14,000+ VPD on FM 1488
- Additional ±30 Acres Available

OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	12.4 Acres
Building Size:	8,344 SF







RIVERSTONE
COMMERCIAL REAL ESTATE

JARRED TAYLOR
Managing Director - Partner

936.525.0069 | jarred.taylor@riverstonecos.com

Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

40.1

Median Age



11,060

Households



32,371

2023 Total Population

\$78,489

Median Disposable Income

EDUCATION

9%

No High School Diploma



33%

High School Graduate



26%

Some College



32%

College Graduate

INCOME



\$132,657

Average Household Income



\$44,768

Per Capita Income



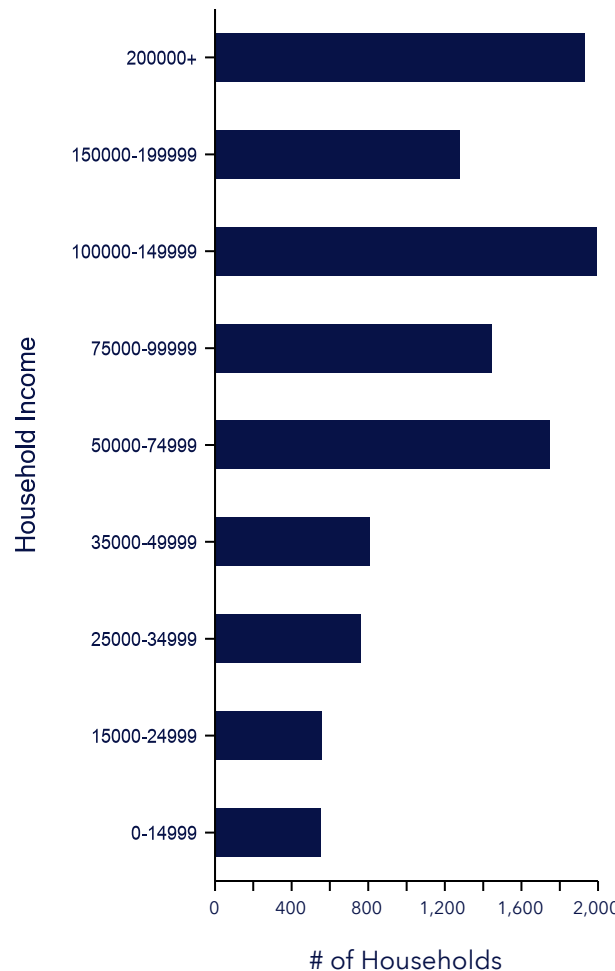
\$1,771,969

Average Net Worth



\$401,624

Average Home Value



EMPLOYMENT



66%

White Collar



24%

Blue Collar



Services

10%

Unemployment Rate

4.6%

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.

Riverstone Companies, LLC _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
James Jones _____ Designated Broker of Firm	545598 _____ License No.	jim@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Jarred Taylor _____ Sales Agent/Associate's Name	746005 _____ License No.	jarred.taylor@riverstonecos.com _____ Email	(936) 525-0069 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	