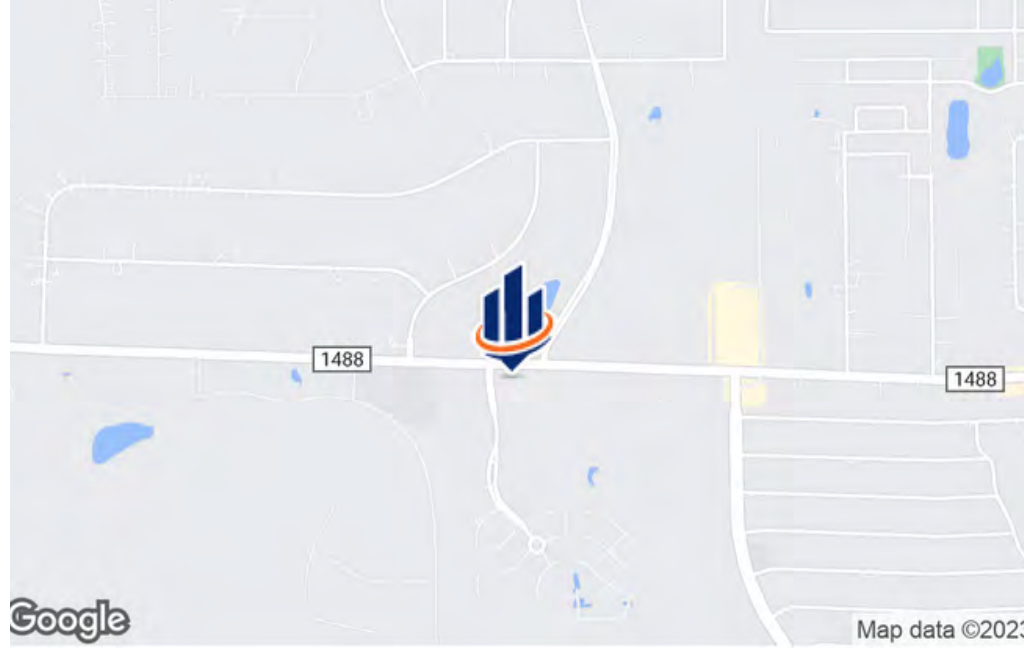


**FIRST QUARTER 2024
RENT SPECIALS**



INDUSTRIAL/OFFICE SPACE FOR LEASE
TALL PINES FM 1488 BUSINESS PARK

8259 - 8269 FM RD 1488 | MAGNOLIA, TX 77354



PROPERTY HIGHLIGHTS:

- Newly constructed office-warehouse spaces and co-working space with private storage available for lease.
- All spaces feature fully built-out office areas with high ceilings and beautiful finishes.
- Available office-warehouse spaces from 2,925 SF to 5,038 SF available.
- Single-tenant buildings and multi-tenant buildings available.
- All office-warehouse spaces feature multiple private offices and/or conference room, break areas with fridge and microwave included, private restrooms, grade-level overhead doors, and slop sinks in the warehouse.
- Co-working spaces feature large private office space with direct access from parking lot plus additional private storage space. Common area in the co-working space features a break room with fridge and microwave, work room, and restroom.
- Co-working space rates includes electric, internet, and janitorial services.
- Tall Pines Highway FM 1488 Business Park is located off FM 1488, less than 1.5 miles west of FM 2978 intersection, in Magnolia, TX. Pylon signage available on FM 1488 (over 30,000 vehicles/day) at signalized entrance to the business park.

OFFERING SUMMARY:

LEASE RATE [INDUSTRIAL]	\$12.00 - \$14.00 SF/YR [NNN]
LEASE RATE [OFFICE]	\$1,000 - \$1,350/MONTH [FULL SERVICE]
AVAILABLE SF	424 - 5,038 SF

DEMOGRAPHS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,091	4,790	11,697
TOTAL DAYTIME POPULATION	3,550	14,239	35,278
AVG HOUSEHOLD INCOME	\$125,098	\$133,990	\$159,956

*Source: STDB 2023

8259
A101 - A106

8259 B

8259 C

8267 A

8267 B

8267 C

8263

8269
A101 - A106

8269 B

8269 C

8267 A

8267 B

8267 C

8265

CO-WORKING LEASE INFORMATION:

LEASE TYPE	FULL SERVICE
TOTAL SPACE [OFFICE]	425 - 605 SF

LEASE TERM	Negotiable
LEASE RATE [OFFICE]	\$1,000 - \$1,300/MONTH [FULL SERVICE]

AVAILABLE CO-WORKING SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8259 - A101 8269 - A101	Office - Coworking	605 SF	\$1,350 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A102 8269 - A102	Office - Coworking	545 SF	\$1,200 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A103 8269 - A103	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A104 8269 - A104	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A105 8269 - A105	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A106 8269 - A106	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.

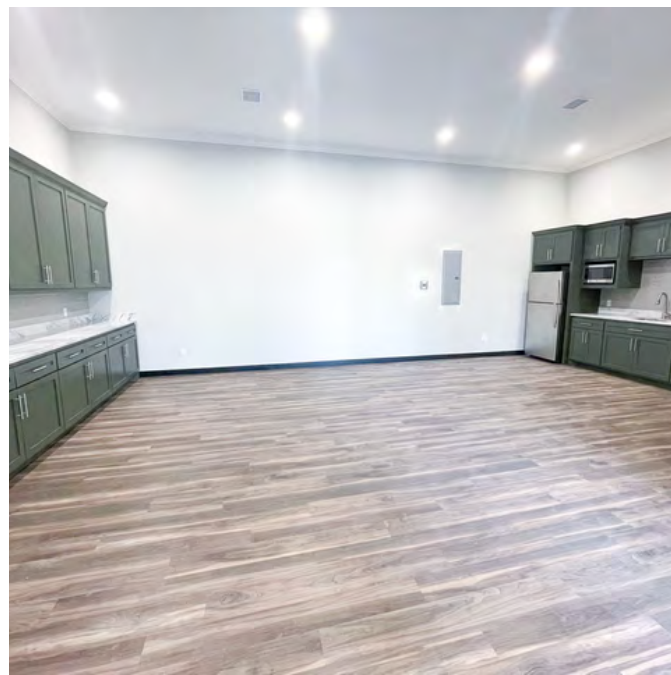
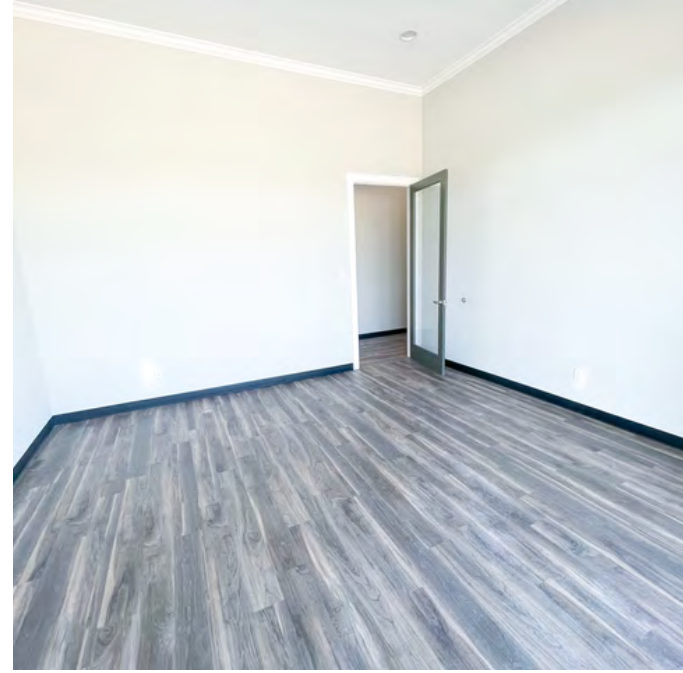
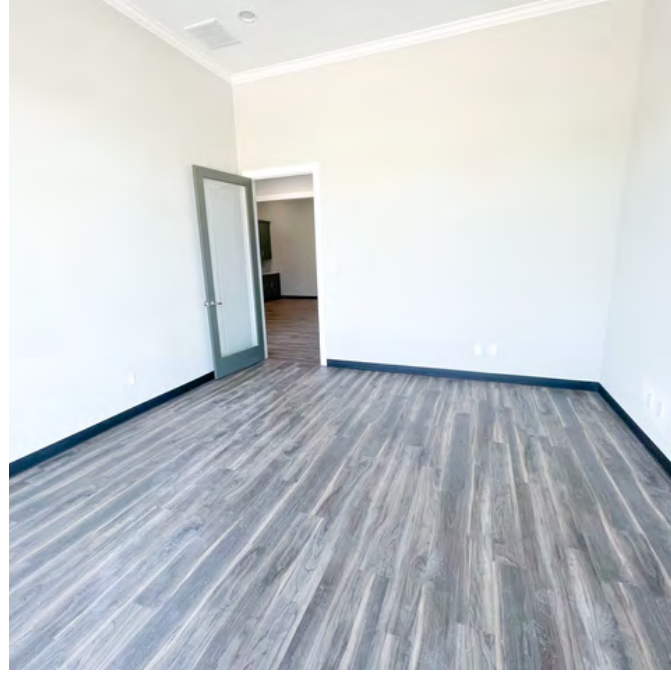
OFFICE/WAREHOUSE LEASE INFORMATION:

LEASE TYPE	NNN
TOTAL SPACE [INDUSTRIAL]	2,925 - 5,038 SF

LEASE TERM	Negotiable
LEASE RATE [INDUSTRIAL]	\$12.00 - \$14.00 SF/YR [NNN]

AVAILABLE OFFICE/WAREHOUSE SPACES:

SUITE	SPACE STYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8259 - C 8261 - A 8261 - C 8269 - C	Industrial - Flex	2,925 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 795 SF of office space. Lobby/Reception, two offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8267 - A 8267 - B 8267 - C	Industrial - Flex	3,250 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 975 SF of office space. Lobby/Reception, three offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8261 - B 8269 - B	Industrial - Flex	3,975 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 795 SF of office space. Lobby/Reception, two offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8259 - B	Industrial - Flex	3,975 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 1,245 SF of office space. Lobby/Reception, four offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8263 8265	Industrial - Flex	5,038 SF	\$12.00 SF/YR	NNN	Single-Tenant building with 1,450 SF of office space. Lobby/Reception, three offices, conference room, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door, sink/mop sink, and restroom.

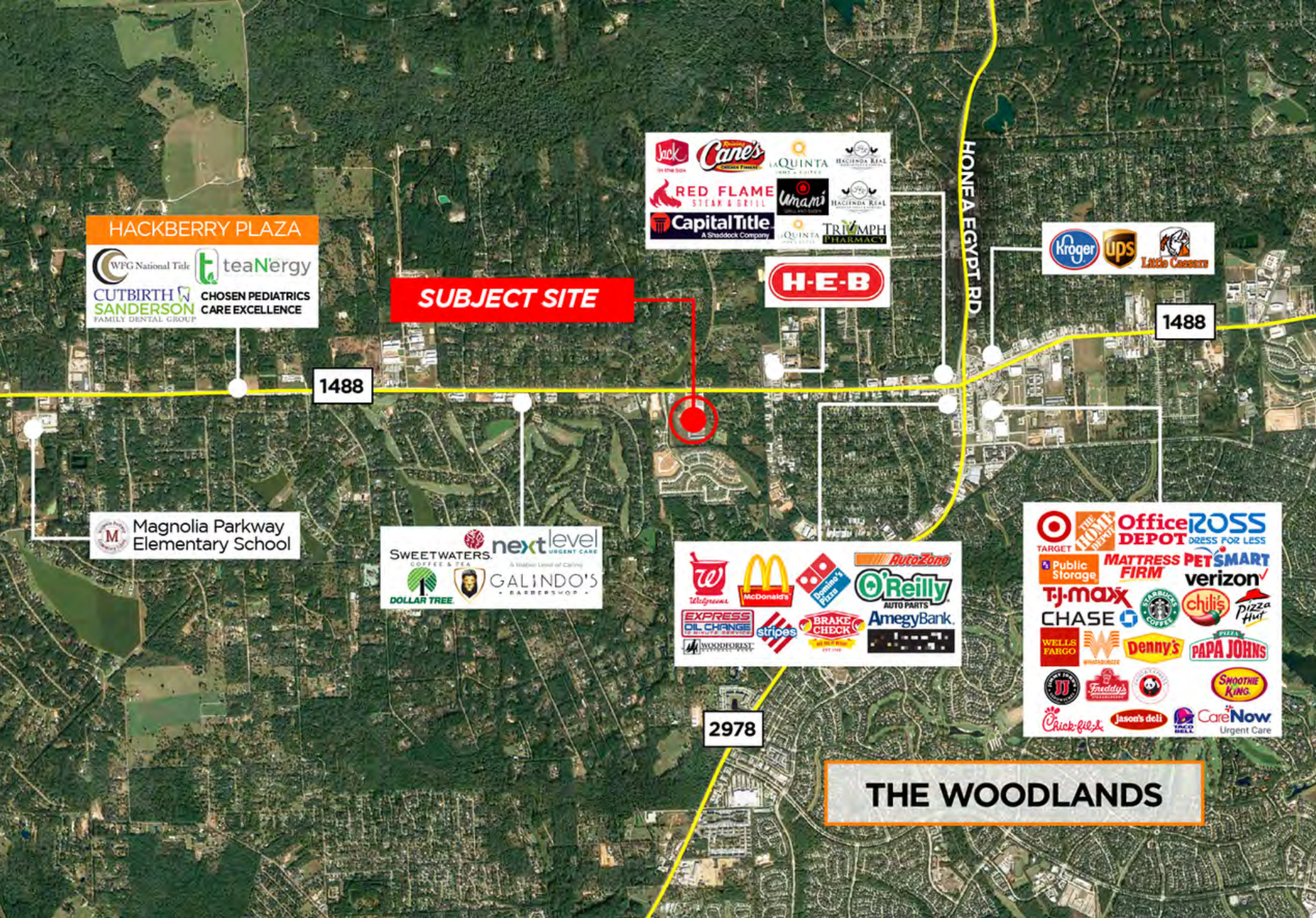


PROPERTY PHOTOS - CO-WORKING

TALL PINES FM 1488 BUSINESS PARK



PROPERTY PHOTOS - OFFICE/WAREHOUSE



HACKBERRY PLAZA

WFG National Title | teaNergy

CUTBIRTH SANDERSON FAMILY DENTAL GROUP | CHOSEN PEDIATRICS CARE EXCELLENCE

SUBJECT SITE

Jack | Cane's | LAQUINTA | HACIENDA REAL

RED FLAME STEAK & GRILL | Umami | HACIENDA REAL

Capital Title | LAQUINTA | TRIUMPH PHARMACY

H-E-B

Kroger | UPS | Little Caesars

1488

1488

HONEA EGYPT RD

Magnolia Parkway Elementary School

SWEETWATERS COFFEE & TEA | next level URGENT CARE

DOLLAR TREE | GALINDO'S BARBERSHOP

Walgreens | McDonald's | Domino's Pizza | AutoZone

Express Oil Change | Stripes | Brake Check | O'Reilly AUTO PARTS

WOODFORD'S | Amegy Bank

Target | THE HOME DEPOT | Office ROSS DRESS FOR LESS

Public Storage | MATTRESS FIRM | PET SMART | verizon

TJ-maxx | Starbucks Coffee | Chilis | Pizza Hut

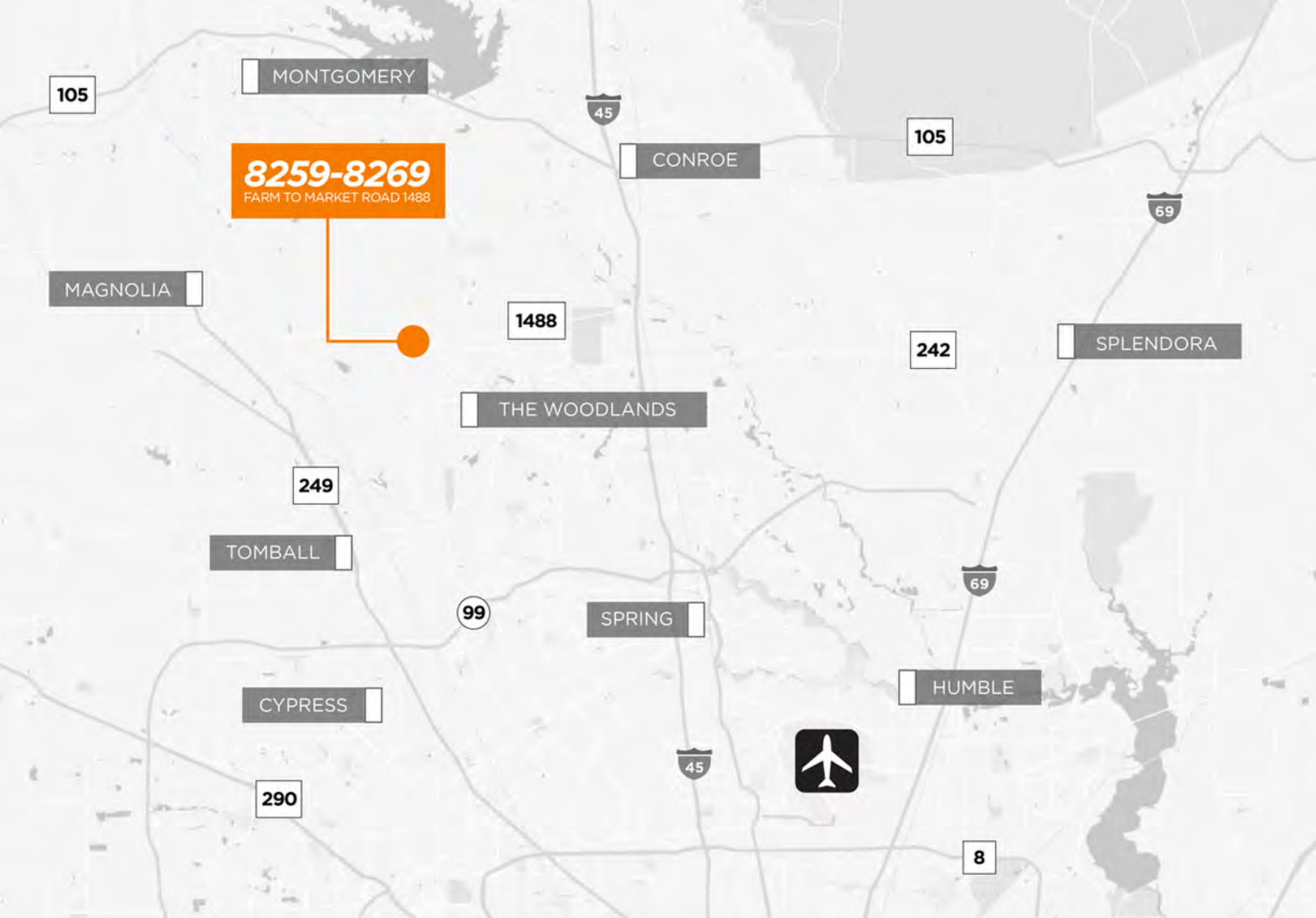
CHASE | WELLS FARGO | Denny's | PAPA JOHN'S

JJ | Frattley's | SMOOTHIE KING

Chick-fil-A | Jason's deli | CareNow Urgent Care

2978

THE WOODLANDS



105

MONTGOMERY

45

CONROE

105

8259-8269
FARM TO MARKET ROAD 1488

69

MAGNOLIA

1488

242

SPLENDORA

THE WOODLANDS

249

TOMBALL

69

99

SPRING

HUMBLE

CYPRESS



290

45

8

MARKET OVERVIEW

MAGNOLIA MARKET HIGHLIGHTS



The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. The city is approximately 20 miles from both IH 45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.



The city is located in southwest Montgomery County, nationally ranked as 7th in growth among U.S. counties. A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like ExxonMobil. At the crossroads of progress Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.



As the Hwy 249 extension comes to fruition, economic and residential growth is expected to follow in the southwest portion of Montgomery County. Greater Magnolia-area residents will gain easier access to the region and see a spike in economic development as they see the first Montgomery County main lanes of the long-awaited Hwy. 249 extension project open, stretching from Spring Creek to just south of FM 149 in Pinehurst. By 2022, drivers are estimated to save 16 minutes during evening peak traffic times when traveling northbound on the tollway from Spring Cypress Road to FM 1774 in Pinehurst instead of the Hwy. 249 frontage road, the traffic and revenue study shows. The time savings amount is expected to grow to 26 minutes by 2040, the study states.

The City is in close proximity to both the George Bush Intercontinental Airport serving the greater Houston area and several small general aviation airports, including D.W. Hooks Memorial Airport -an Intercontinental reliever airport and small jet facility. The 2010 U.S. Census shows Magnolia grew 25% in the last decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.

FOR LEASING INFORMATION:

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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