

FOR SALE

±6.64 ACRES  
AVAILABLE

29903 FM 2978

Magnolia, TX 77354

PRESENTED BY:

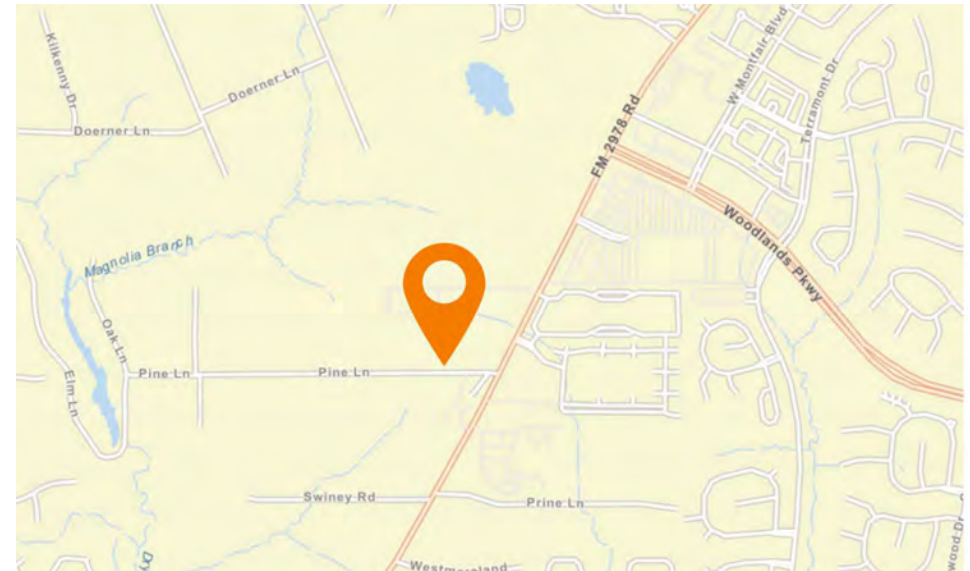
NEAL KING

O: 281.367.2220 x125

JACKSON CAIN

O: 281.367.2220 x112





## PROPERTY HIGHLIGHTS

- Available For Sale.
- ±6.64 acres at southwest corner of signalized intersection of FM 2978 and the future Woodtrace Boulevard extension in the Woodlands submarket (Magnolia, TX).
- The site features almost 300' of frontage on FM 2978 and over 1,170' of frontage on the future Woodtrace Blvd. extension.
- The Woodtrace Blvd. extension is an approximate 5-mile, four-laned thoroughfare currently under construction which will extend Woodtrace Blvd. from SH 249 (Aggie Expressway), just north of Tomball, to FM 2978 at Mansions Way, just south of Woodlands Parkway.
- Two 30' access easements approved along Woodtrace Blvd. per seller. One existing curb-cut on FM 2978. Additional access points via Pine Lane.
- Traffic Counts [2024 TXDOT]: South of site: 32,871 VPD; North of site: 31,027 VPD.

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±6.64 ACRES WOODTRACE BLVD

## OFFERING SUMMARY

SALE PRICE:

Subject To Offer

LOT SIZE:

6.64 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,374	43,229	114,455
TOTAL DAYTIME POPULATION	5,373	35,337	95,626
AVG HOUSEHOLD INCOME	\$155,502	\$194,622	\$193,289



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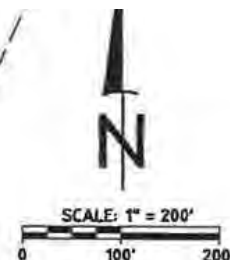
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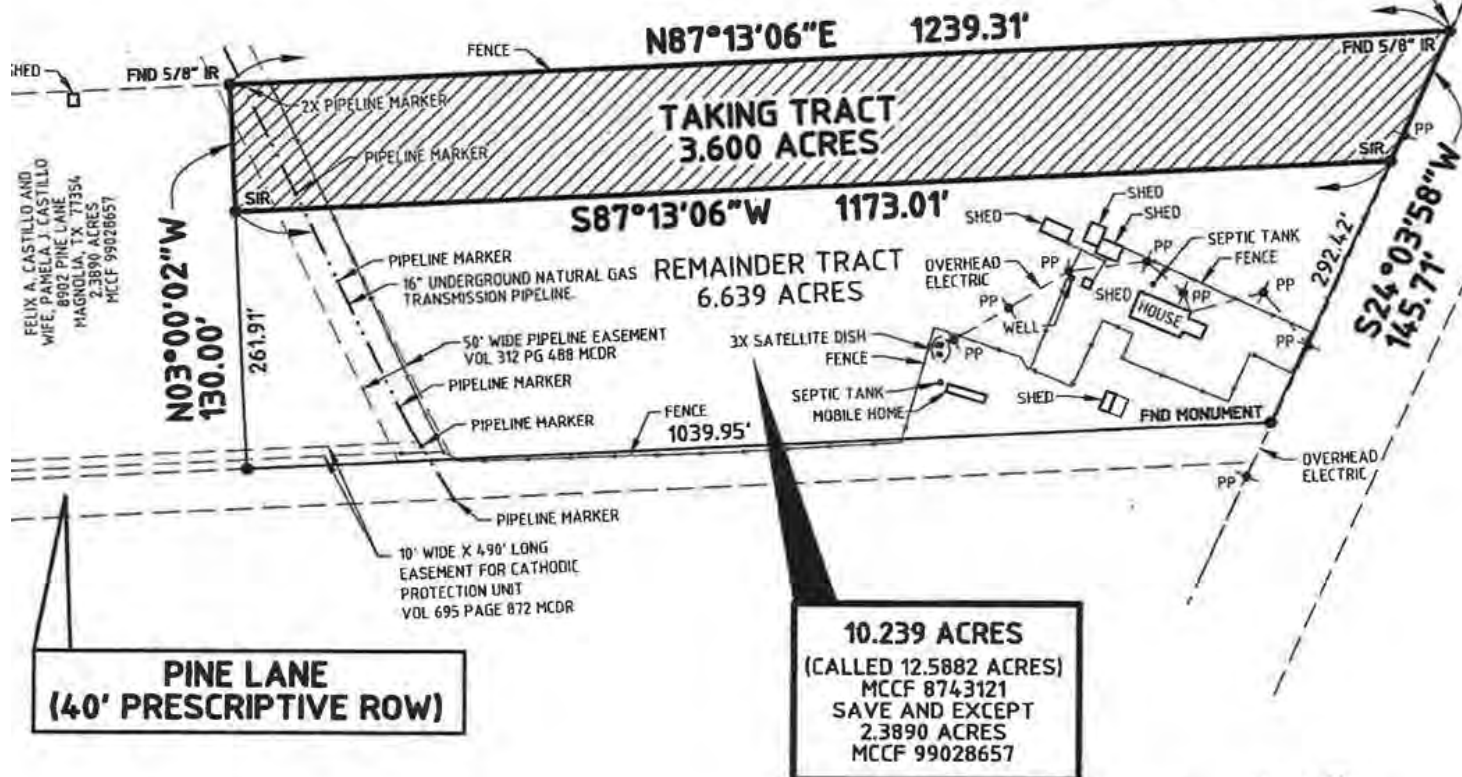
# JAMES BROWN SURVEY A-78

JESSE E. COMBS  
30045 FM 2978, MAGNOLIA, TX 77354  
15.581 ACRES - MCCF 2004-047479

FND = FOUND  
FIR = FOUND IRON ROD  
IR = IRON ROD  
POB = PLACE OF BEGINNING  
POC = PLACE OF COMMENCING  
SIR = SET CAPPED 5/8" IRON ROD  
STAMPED "ALES"



POB  
N= 10,063,975.36  
E= 3,793,778.97



## GENERAL NOTES

1. BEARINGS AND GRID COORDINATES SHOWN HERE ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
2. SUBJECT PROPERTY LIES WHOLLY WITHIN UNSHADE ZONE X AS SHOWN ON FEM FLOOD INSURANCE RATE M (FIRM) PANELS 48339C0501 (AUGUST 18, 2014) AND 48339C0515G (AUGUST 18, 2014).
3. SUBJECT TRACT SUBJECT WARREN PETROLEUM CORPORATION EASEMENT (JANUARY 30, 1946 RECORD UNDER VOL 257 PG 302 MC (UNSPECIFIED LOCATION OF WIDTH)).
4. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS DRAWING.



TAC 6-B

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## THE WOODLANDS MARKET OVERVIEW

The Woodlands is a 28,000-acre master-planned community, with a population of more than 106,670. It is located approximately 30 miles north of downtown Houston and consistently ranks among the top best-selling, master planned communities in the nation.

Currently 56,952 employees work in the area with such major employers as ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the 385-acre ExxonMobil corporate campus creating an estimated 10,000 - 12,000 jobs and is 3-4 million square feet, as well as the new HP campus located in the new Springwoods master-planned development.

As a regional healthcare hub, The Woodlands is home to five acute-care centers including Memorial Hermann The Woodlands Medical Center, Houston Methodist The Woodlands Hospital, St. Luke's Health - The Woodlands and Lakeside Hospitals, Texas Children's Hospital and the University of Texas M.D. Anderson Cancer Center. Healthcare is currently the largest employment sector.

Acting as the Central Business District of The Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchell Pavilion.

The Ritz-Carlton Residence, Designed by world-renowned Robert A.M. Stern Architects in a new 111-unit luxury residence projects rising on one of the last remaining development sites on the shores of Lake Woodlands. The 8-acre project is considered the first large-scale condo to be built in the master-planned community's 50-year history and is scheduled for completion in 2027.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley. The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotels and entertainment.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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