

FOR LEASE: UP TO ± 4,146 SF | 2ND GEN RETAIL SPACE

7214 FM 1488, MAGNOLIA, TX 77354



AVAILABLE

1,651 SF

2,495 SF

S&P INTERESTS

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

7214 FM 1488, Magnolia, TX 77354



AVAILABLE FOR LEASE

1,651 - 4,146 SF



PROJECTED HH GROWTH

23% in 1 mile radius (2024-2029)



INCOME

\$157,259 within 3 miles



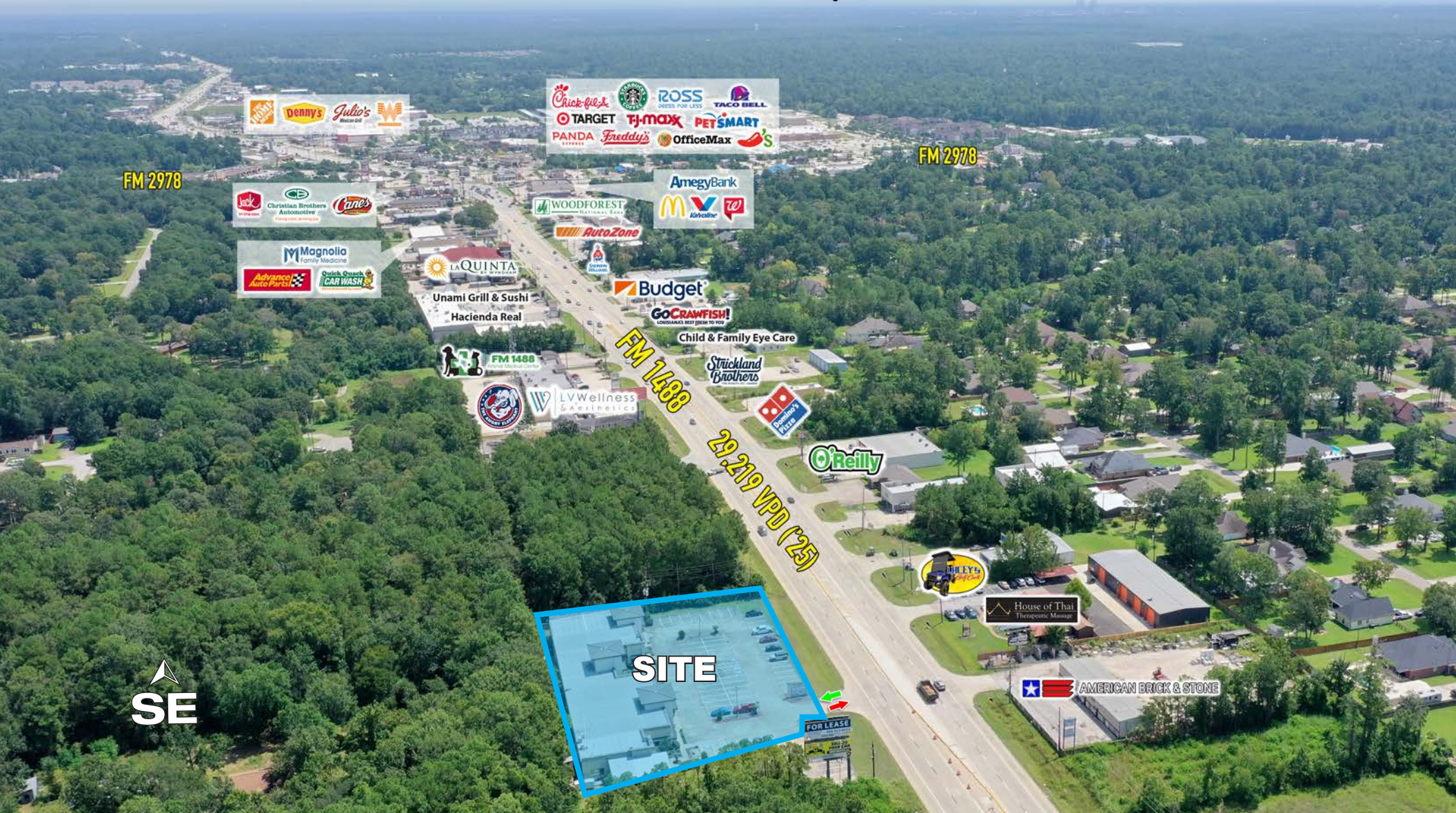
RENTAL RATE

\$25.00/SF + NNN



ROOFTOPS

15,048 in 3 mile radius



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PROPERTY FEATURES:

- ± 4,146 SF Total Available For Lease
 - 2,495 SF 2nd Gen Office
 - 1,651 SF 2nd Gen Medical
- FM 1488 Frontage
- End Cap Space
- Strong VPD's Daily
- Close Proximity to FM 2978

PRICING:

Base: \$25/SF | NNN: \$8.14/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	7,155	43,507	109,888
Households	2,403	15,048	38,012
Average HH Income	\$147,401	\$157,259	\$159,240

TRAFFIC COUNTS:

FM 1488: 29,219 VPD (2025)

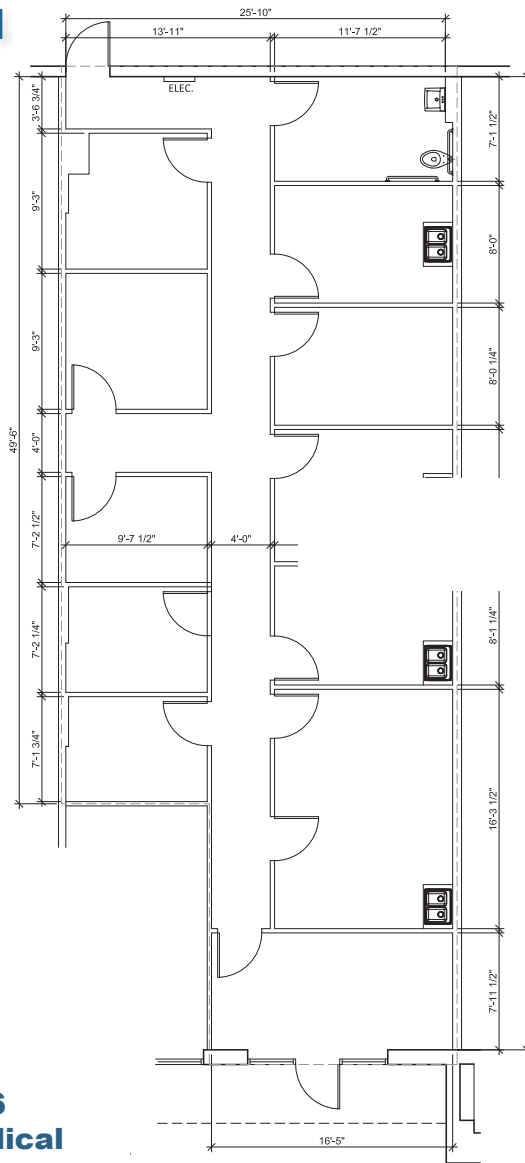
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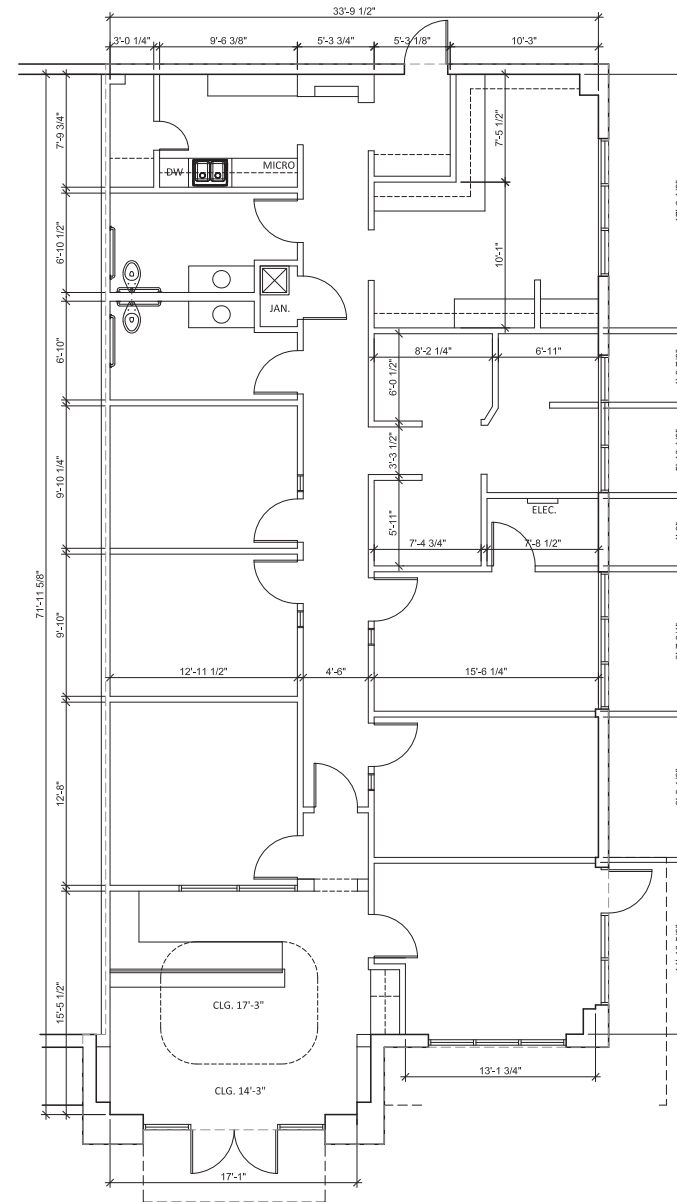
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FLOOR PLAN



Suite 106
2nd Gen Medical
1,651 SF
Inline



Suite 108
2nd Gen Office
2,495 SF
Endcap

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,835	53,084	134,156
2024 Estimate	7,155	43,507	109,888
2020 Census	6,063	40,697	99,989
Growth 2024 - 2029	23.48%	22.01%	22.08%
Growth 2020 - 2024	18.01%	6.90%	9.90%

2024 Population by Age	7,155	43,507	109,888
Age 0 - 4	438 6.12%	2,156 4.96%	5,736 5.22%
Age 5 - 9	519 7.25%	2,632 6.05%	7,266 6.61%
Age 10 - 14	553 7.73%	3,342 7.68%	8,465 7.70%
Age 15 - 19	577 8.06%	3,822 8.78%	8,898 8.10%
Age 20 - 24	464 6.48%	3,285 7.55%	7,420 6.75%
Age 25 - 29	387 5.41%	2,410 5.54%	5,542 5.04%
Age 30 - 34	449 6.28%	2,087 4.80%	5,301 4.82%
Age 35 - 39	468 6.54%	2,227 5.12%	6,100 5.55%
Age 40 - 44	517 7.23%	2,885 6.63%	7,691 7.00%
Age 45 - 49	511 7.14%	3,377 7.76%	8,326 7.58%
Age 50 - 54	499 6.97%	3,633 8.35%	8,528 7.76%
Age 55 - 59	429 6.00%	3,104 7.13%	7,509 6.83%
Age 60 - 64	384 5.37%	2,646 6.08%	6,961 6.33%
Age 65 - 69	314 4.39%	2,039 4.69%	5,673 5.16%
Age 70 - 74	264 3.69%	1,610 3.70%	4,440 4.04%
Age 75 - 79	201 2.81%	1,145 2.63%	3,074 2.80%
Age 80 - 84	108 1.51%	639 1.47%	1,679 1.53%
Age 85+	72 1.01%	467 1.07%	1,279 1.16%
Age 65+	959 13.40%	5,900 13.56%	16,145 14.69%

Median Age	37.00	39.50	40.10
Average Age	36.90	38.20	38.50

2024 Population By Race	7,155	43,507	109,888
White	5,576 77.93%	31,782 73.05%	80,752 73.49%
Black	223 3.12%	1,739 4.00%	3,926 3.57%
Am. Indian & Alaskan	17 0.24%	65 0.15%	206 0.19%
Asian	241 3.37%	2,626 6.04%	6,218 5.66%
Hawaiian & Pacific Island	8 0.11%	36 0.08%	79 0.07%
Other	1,090 15.23%	7,258 16.68%	18,708 17.02%

Population by Hispanic Origin	7,155	43,507	109,888
Non-Hispanic Origin	5,881 82.19%	35,367 81.29%	89,034 81.02%
Hispanic Origin	1,274 17.81%	8,140 18.71%	20,854 18.98%

2024 Median Age, Male	36.20	38.70	39.40
2024 Average Age, Male	36.30	37.80	38.00

2024 Median Age, Female	37.80	40.20	40.70
2024 Average Age, Female	37.50	38.50	39.00

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation Classification	5,530	34,614	86,648
Civilian Employed	3,577 64.68%	21,806 63.00%	54,432 62.82%
Civilian Unemployed	138 2.50%	958 2.77%	2,566 2.96%
Civilian Non-Labor Force	1,815 32.82%	11,823 34.16%	29,549 34.10%
Armed Forces	0 0.00%	27 0.08%	101 0.12%

Households by Marital Status			
Married	1,577	9,903	25,752
Married No Children	821	5,009	13,302
Married w/Children	756	4,895	12,450

2024 Population by Education	4,693	29,774	75,535
Some High School, No Diploma	235 5.01%	959 3.22%	2,344 3.10%
High School Grad (Incl Equivalency)	1,152 24.55%	3,966 13.32%	10,707 14.17%
Some College, No Degree	1,370 29.19%	7,008 23.54%	17,092 22.63%
Associate Degree	89 1.90%	1,504 5.05%	3,432 4.54%
Bachelor Degree	1,427 30.41%	10,677 35.86%	26,923 35.64%
Advanced Degree	420 8.95%	5,660 19.01%	15,037 19.91%

2024 Population by Occupation	6,830	41,673	102,935
Real Estate & Finance	358 5.24%	1,621 3.89%	3,708 3.60%
Professional & Management	2,487 36.41%	17,104 41.04%	41,357 40.18%
Public Administration	79 1.16%	814 1.95%	1,453 1.41%
Education & Health	467 6.84%	3,647 8.75%	10,885 10.57%
Services	157 2.30%	1,808 4.34%	4,207 4.09%
Information	23 0.34%	209 0.50%	679 0.66%
Sales	782 11.45%	4,457 10.70%	10,443 10.15%
Transportation	8 0.12%	370 0.89%	877 0.85%
Retail	327 4.79%	2,041 4.90%	4,685 4.55%
Wholesale	68 1.00%	905 2.17%	2,430 2.36%
Manufacturing	492 7.20%	2,443 5.86%	5,299 5.15%
Production	505 7.39%	1,339 3.21%	3,954 3.84%
Construction	280 4.10%	894 2.15%	2,861 2.78%
Utilities	401 5.87%	1,720 4.13%	3,970 3.86%
Agriculture & Mining	292 4.28%	1,354 3.25%	4,112 3.99%
Farming, Fishing, Forestry	0 0.00%	2 0.00%	44 0.04%
Other Services	104 1.52%	945 2.27%	1,971 1.91%

2024 Worker Travel Time to Job	3,217	19,143	46,645
<30 Minutes	1,018 31.64%	8,522 44.52%	21,999 47.16%
30-60 Minutes	1,395 43.36%	6,244 32.62%	15,036 32.23%
60+ Minutes	804 24.99%	4,377 22.86%	9,610 20.60%

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Size	2,023	13,982	34,551
1-Person Households	288 14.24%	2,302 16.46%	5,712 16.53%
2-Person Households	656 32.43%	4,279 30.60%	10,976 31.77%
3-Person Households	387 19.13%	2,514 17.98%	6,113 17.69%
4-Person Households	391 19.33%	2,922 20.90%	7,042 20.38%
5-Person Households	169 8.35%	1,275 9.12%	3,171 9.18%
6-Person Households	92 4.55%	501 3.58%	1,079 3.12%
7 or more Person Households	40 1.98%	189 1.35%	458 1.33%

2024 Average Household Size	3.00	2.80	2.80
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Households			
2029 Projection	2,973	18,398	46,481
2024 Estimate	2,403	15,048	38,012
2020 Census	2,023	13,983	34,550
Growth 2024 - 2029	23.72%	22.26%	22.28%
Growth 2020 - 2024	18.78%	7.62%	10.02%

2024 Households by HH Income	2,403	15,048	38,014
<\$25,000	96 4.00%	969 6.44%	2,704 7.11%
\$25,000 - \$50,000	304 12.65%	1,673 11.12%	3,802 10.00%
\$50,000 - \$75,000	350 14.57%	1,604 10.66%	3,836 10.09%
\$75,000 - \$100,000	330 13.73%	1,482 9.85%	4,296 11.30%
\$100,000 - \$125,000	219 9.11%	1,366 9.08%	3,751 9.87%
\$125,000 - \$150,000	123 5.12%	1,489 9.90%	3,215 8.46%
\$150,000 - \$200,000	391 16.27%	2,176 14.46%	5,013 13.19%
\$200,000+	590 24.55%	4,289 28.50%	11,397 29.98%

2024 Avg Household Income	\$147,401	\$157,259	\$159,240
2024 Med Household Income	\$113,869	\$132,219	\$129,805

2024 Occupied Housing	2,403	15,048	38,013
Owner Occupied	1,926 80.15%	11,068 73.55%	29,657 78.02%
Renter Occupied	477 19.85%	3,980 26.45%	8,356 21.98%
2020 Housing Units	2,299	15,530	38,865
1 Unit	2,175 94.61%	13,090 84.29%	33,891 87.20%
2 - 4 Units	88 3.83%	349 2.25%	555 1.43%
5 - 19 Units	11 0.48%	595 3.83%	2,006 5.16%
20+ Units	25 1.09%	1,496 9.63%	2,413 6.21%

2024 Housing Value	1,925	11,067	29,655
<\$100,000	117 6.08%	219 1.98%	1,120 3.78%
\$100,000 - \$200,000	114 5.92%	238 2.15%	819 2.76%
\$200,000 - \$300,000	923 47.95%	2,699 24.39%	6,001 20.24%
\$300,000 - \$400,000	191 9.92%	1,859 16.80%	6,832 23.04%
\$400,000 - \$500,000	90 4.68%	1,706 15.42%	4,103 13.84%
\$500,000 - \$1,000,000	424 22.03%	3,131 28.29%	8,802 29.68%
\$1,000,000+	66 3.43%	1,215 10.98%	1,978 6.67%
2024 Median Home Value	\$279,252	\$430,392	\$401,353

Radius	1 Mile	3 Mile	5 Mile
2024 Housing Units by Yr Built	2,571	16,136	40,871
Built 2010+	894 34.77%	4,635 28.72%	14,952 36.58%
Built 2000 - 2010	1,312 51.03%	7,287 45.16%	13,354 32.67%
Built 1990 - 1999	346 13.46%	3,498 21.68%	9,288 22.73%
Built 1980 - 1989	8 0.31%	181 1.12%	1,767 4.32%
Built 1970 - 1979	11 0.43%	261 1.62%	791 1.94%
Built 1960 - 1969	0 0.00%	20 0.12%	204 0.50%
Built 1950 - 1959	0 0.00%	41 0.25%	214 0.52%
Built <1949	0 0.00%	213 1.32%	301 0.74%
2024 Median Year Built	2007	2005	2005

Demographic Trend Report

Description	2020	2024	2029
Population	6,063	7,155	8,835
Age 0 - 4	397 6.55%	438 6.12%	509 5.76%
Age 5 - 9	466 7.69%	519 7.25%	553 6.26%
Age 10 - 14	529 8.73%	553 7.73%	615 6.96%
Age 15 - 19	536 8.84%	577 8.06%	660 7.47%
Age 20 - 24	282 4.65%	464 6.48%	641 7.26%
Age 25 - 29	306 5.05%	387 5.41%	564 6.38%
Age 30 - 34	423 6.98%	449 6.28%	523 5.92%
Age 35 - 39	405 6.68%	468 6.54%	536 6.07%
Age 40 - 44	433 7.14%	517 7.23%	574 6.50%
Age 45 - 49	450 7.42%	511 7.14%	598 6.77%
Age 50 - 54	427 7.04%	499 6.97%	601 6.80%
Age 55 - 59	368 6.07%	429 6.00%	563 6.37%
Age 60 - 64	311 5.13%	384 5.37%	502 5.68%
Age 65 - 69	253 4.17%	314 4.39%	429 4.86%
Age 70 - 74	218 3.60%	264 3.69%	353 4.00%
Age 75 - 79	149 2.46%	201 2.81%	275 3.11%
Age 80 - 84	64 1.06%	108 1.51%	184 2.08%
Age 85+	45 0.74%	72 1.01%	155 1.75%
Age 15+	4,670 77.02%	5,644 78.88%	7,158 81.02%
Age 20+	4,134 68.18%	5,067 70.82%	6,498 73.55%
Age 65+	729 12.02%	959 13.40%	1,396 15.80%
Median Age	36	37	38
Average Age	36.00	36.90	38.50

Population By Race	6,063	7,155	8,835
White	4,615 76.12%	5,576 77.93%	6,880 77.87%
Black	165 2.72%	223 3.12%	275 3.11%
Am. Indian & Alaskan	43 0.71%	17 0.24%	23 0.26%
Asian	205 3.38%	241 3.37%	298 3.37%
Hawaiian & Pacific Islander	7 0.12%	8 0.11%	9 0.10%
Other	1,025 16.91%	1,090 15.23%	1,349 15.27%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date