

**THE** COMMERCIAL  
**PROFESSIONALS**

# OFFERING MEMORANDUM

7407 F.M. 1488  
MAGNOLIA, TX 77354



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# EXECUTIVE SUMMARY

LEASE RATE: **\$6,900.00 PER MONTH**  
PROPERTY TYPE: **OFFICE**  
BUILDING SIZE: **4,300 SF**

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Situated in a high-traffic area, this property offers seven separate rooms of varying sizes, providing endless possibilities for customization. Whether you envision a dance or art studio, office/flex space, retail shop, daycare, or medical/veterinarian office, this versatile space can accommodate your unique business needs. Additionally, the property includes a full-size kitchen, complete with a stainless vent hood, adding an extra layer of convenience and functionality.

With its distinctive features and adaptable potential uses, this property presents an exciting opportunity for businesses seeking a standout location to thrive and grow.





# PROPERTY HIGHLIGHTS

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24 Parking Spaces

High-traffic location

Seven separate rooms of varying sizes

Versatile for dance/art studio, office/flex space, retail, daycare, medical/veterinarian office

Full-size kitchen

Modern design and well-appointed offices

Ample parking and high visibility

Flexible floor plans to accommodate a variety of businesses

Professional landscaping

Ideal for customizable work environment



## DEMOGRAPHICS OVERVIEW



**\$178,544**  
MEDIAN HOUSEHOLD  
INCOME



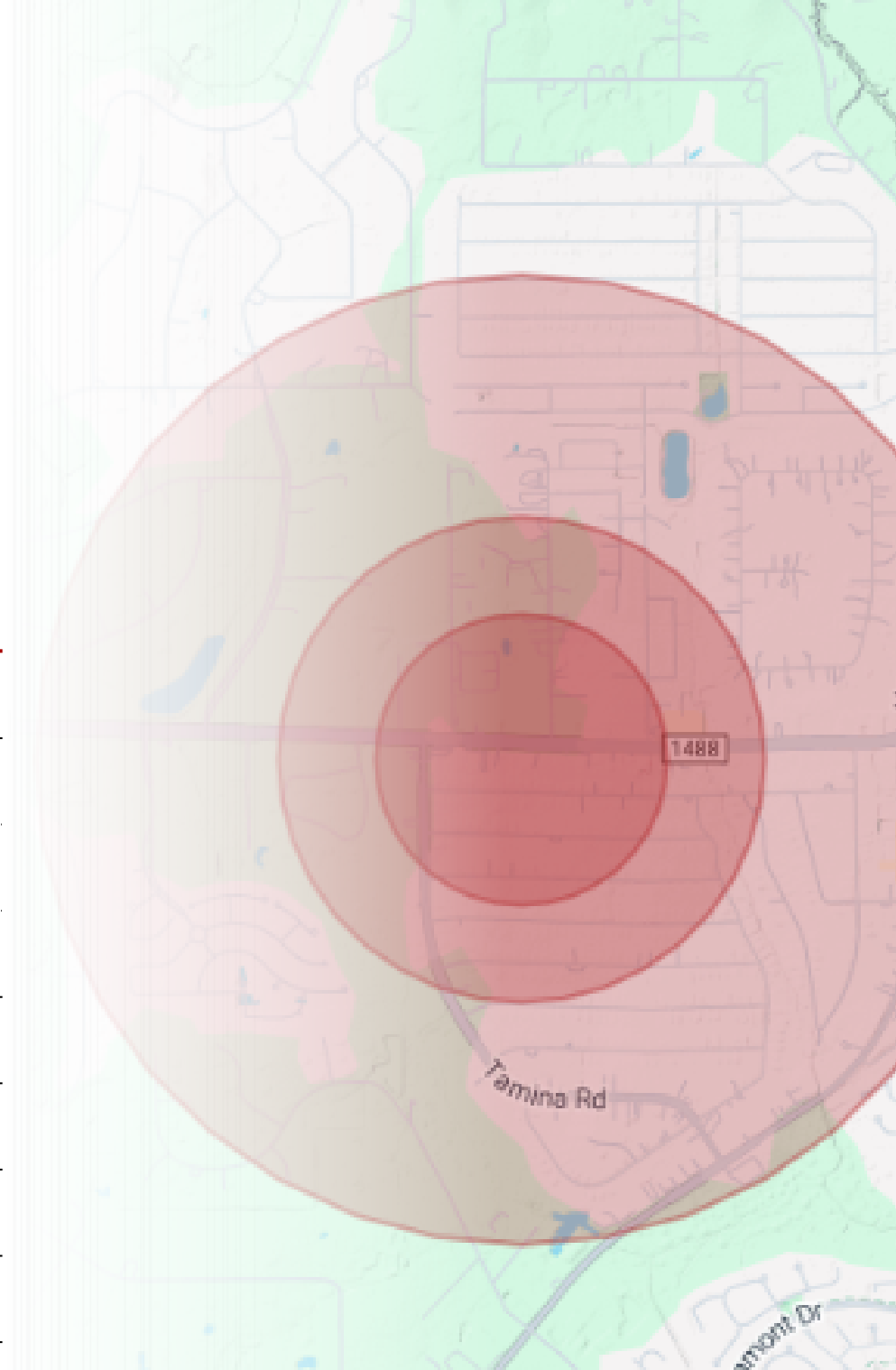
**\$428,659**  
MEDIAN HOUSE VALUE



**33,325**  
MEDIAN WORKDAY  
POPULATION



**37**  
MEDIAN AGE



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Miles
Total households	154	591	2,095
Total population	473	1,814	6,357
Persons per household	3.1	3.1	3
Average household income	\$182,194	\$178,544	\$172,718
Average house value	\$432,709	\$428,659	\$442,682
Average age	37	37	37
Average age male	36	36	37
Average age female	38	38	38

## RETAILER MAP





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**VIEW VIDEO**

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