



Magnolia TX - Commercial 2-Parcel Property Sale

19510 & 19514 Turtle Creek Ln

EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY

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Property Highlights

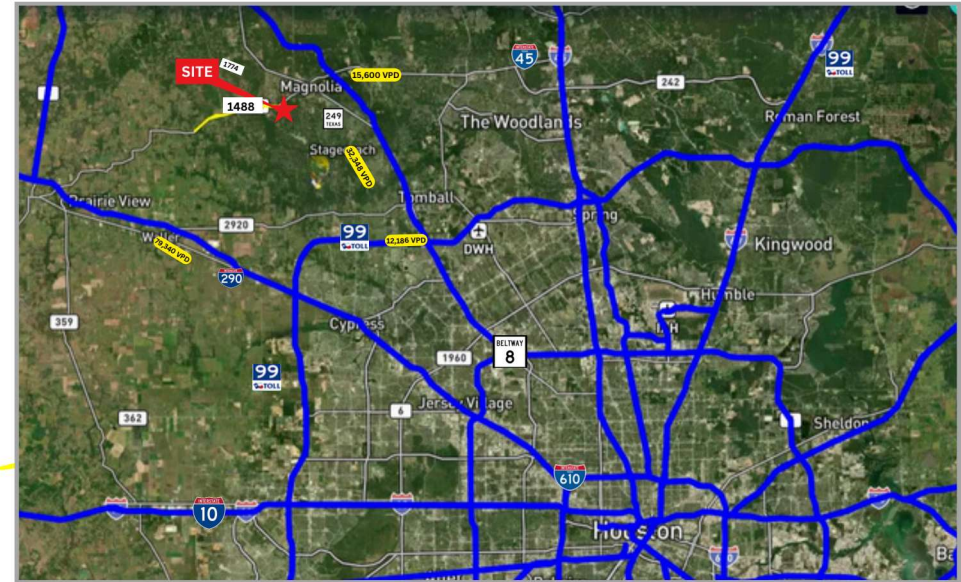
- 2 Acres w/ ±250' of frontage on Turtle Creek Ln
- **Secure Perimeter:** 8-foot fencing with barbed wire and stone entry walls at both properties, ensuring privacy and access control.
- **Recent Upgrades:**
 - Hydro service separated to each acre
 - Paved driveways
 - High-efficiency warehouse lighting
 - Automatic gated entry with 8' stone wall
- **Ample Space:**
 - 4,050 SF warehouse with (3) 14' roll up doors and
 - 1,980 SF office building w/ 7 offices and 1 kitchenette
 - Fully cleared 1-acre lot for future expansion or development.
- **Convenient Entry:** Automatic gated access with paved truck access
- **Utilities:** City water, electrical and 1 septic system on each ac.
- **Multifunction:** Each acre is separately metered. Owner can use one acre and lease out the other.
- **Zoning:** Unrestricted - Buyer to verify
- **Property Flexibility / Investment Potential**
 - Ability to occupy one acre and lease the other
 - Separately metered improvements
 - Cleared land for future expansion
 - IOS / contractor yard potential
 - Suitable for owner-user or investment
 - Fenced and stabilized yard
 - Accessible for trucks, trailers, and equipment storage

Location:

Magnolia Texas, Montgomery County

Offer Price:

\$985,000



Traffic Counts:

Nicols Sawmill/Sea Turtle Ln: ± 8,673 VPD (TXDO)

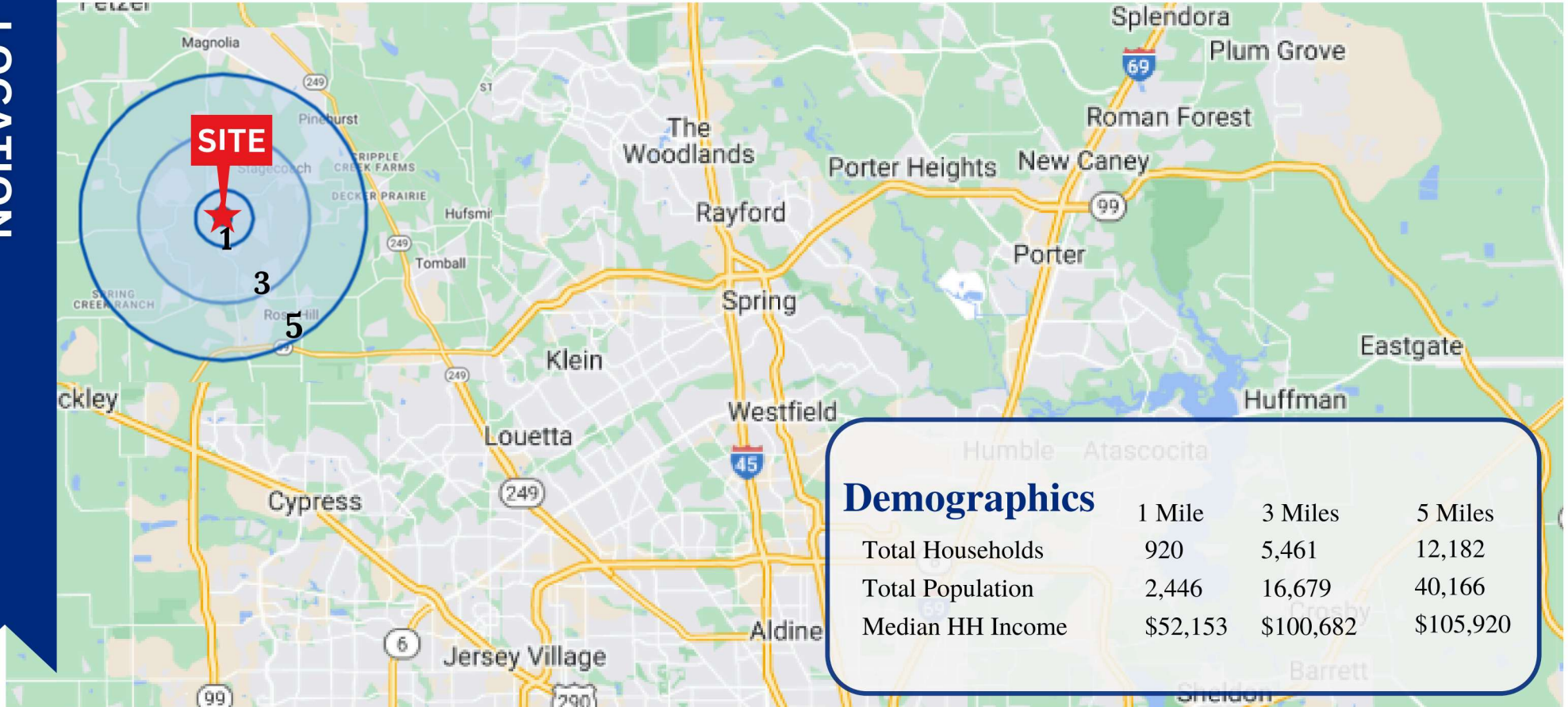
FM 1774 : ± 19,509 VPD (TXDOT)

Grand Parkway: ± 12,186 VPD (TXDOT)

For more information Contact:

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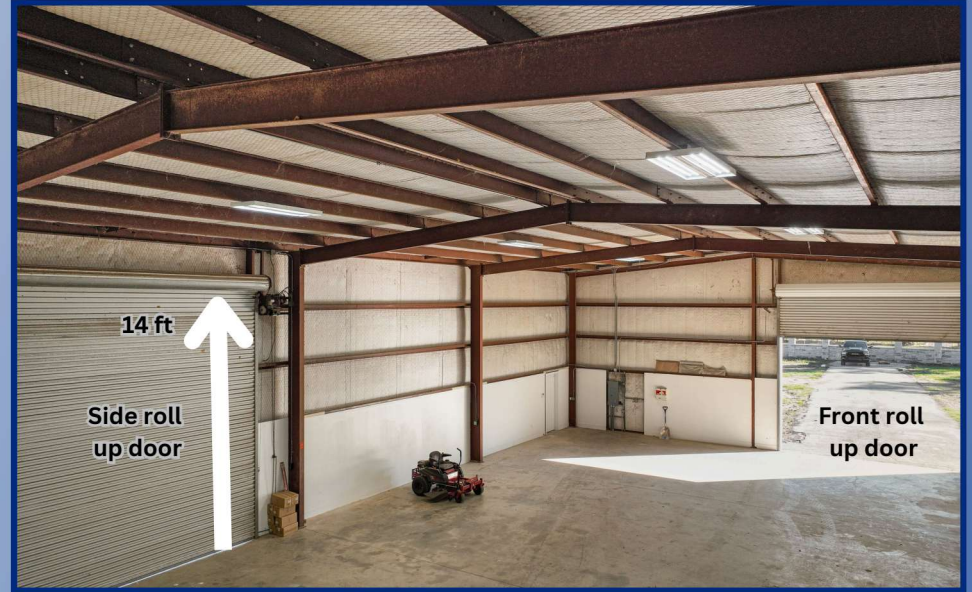


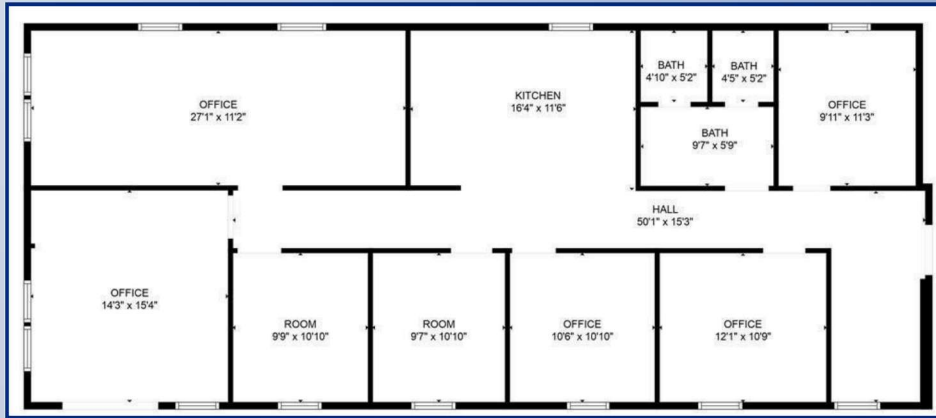
1,980 sq ft office space - 7 offices w/ kitchenette





Warehouse - 4,050 sq ft





OFFICE BUILDING

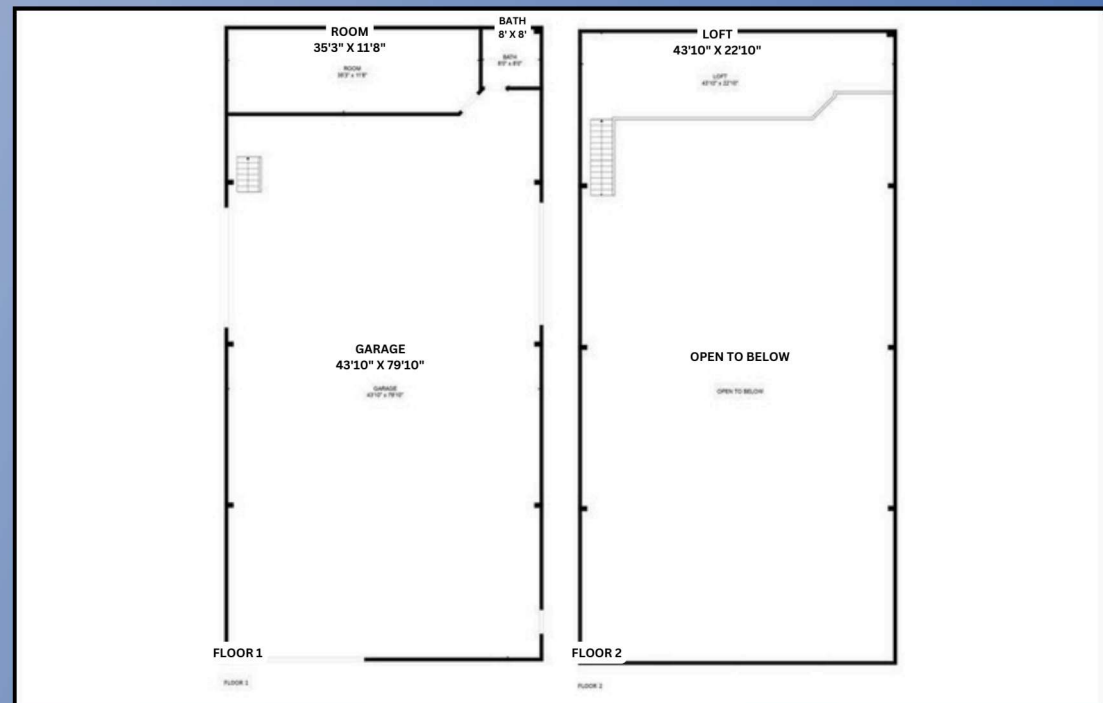
- ±1,980 SF
- 7 Offices
- Kitchenette
- Reception / Common Area

WAREHOUSE

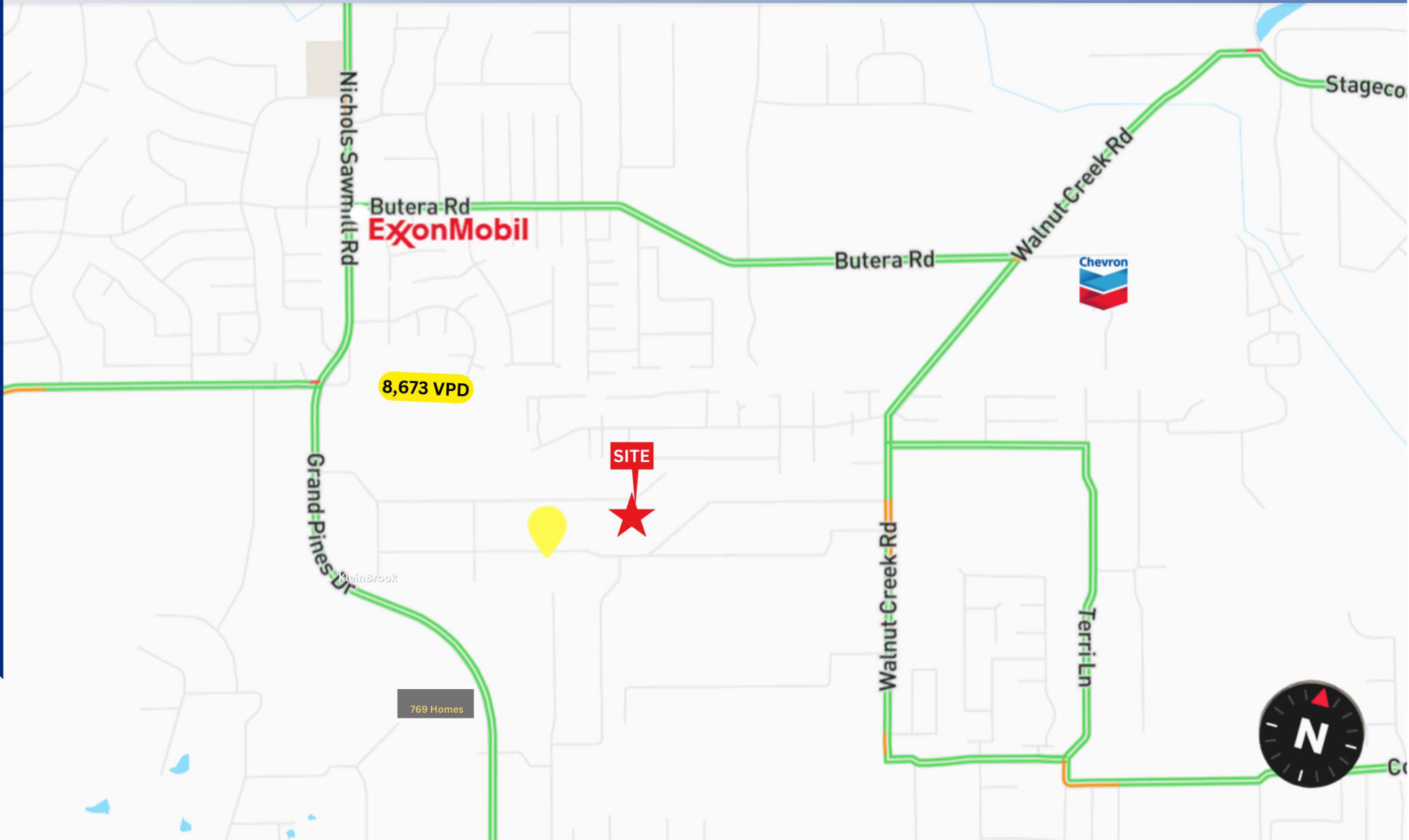
- ±4,050 SF
- (3) 14' Roll-Up Doors
- Mezzanine / Loft Area
- Clear Span Warehouse
- Concrete Floor



CLICK [HERE](#) TO VIEW VIDEO OF PROPERTY



Approximate Floorplans – Buyer to Verify





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.

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Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date