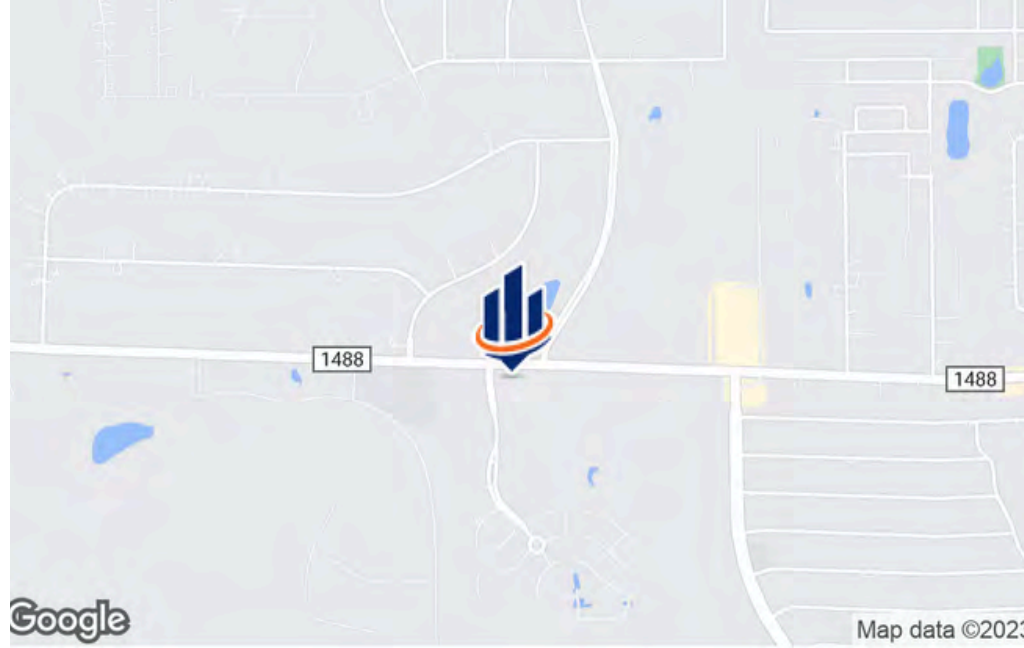




INDUSTRIAL/OFFICE SPACE FOR LEASE

LOCKAWAY 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.
- Office-warehouse spaces from 2,925 SF to 5,038 SF.
- Single-tenant buildings and multi-tenant buildings.
- 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.
- Lockaway 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] | \$10.00 - \$16.00 SF/YR [NNN] |
| LEASE RATE [OFFICE] | \$1,000 / MONTH [FULL SERVICE] |
| AVAILABLE SF | 425 - 3,975 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

8269
A101 - A106

8269 B

8269 C

8259
A105

8259 B

8259 C

8267 A

8267 B

8267 C

8267 A

8267 B

8267 C

8265

8263

CO-WORKING LEASE INFORMATION:

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

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

AVAILABLE CO-WORKING SPACES:

| SUITE | SPACE TYPE | SPACE SIZE | LEASE RATE | LEASE TYPE | DESCRIPTION |
|--------------------|--------------------|-------------------|-------------------|-------------------|--|
| 8259 - 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. |

OFFICE/WAREHOUSE LEASE INFORMATION:

| | |
|---------------------------------|----------------|
| LEASE TYPE | NNN |
| TOTAL SPACE [INDUSTRIAL] | 500 - 3,975 SF |

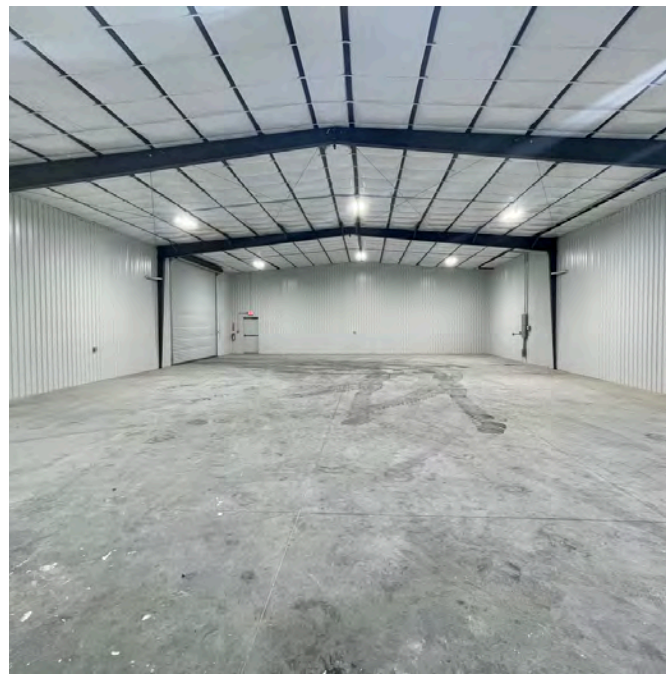
| | |
|--------------------------------|-------------------------------|
| LEASE TERM | Negotiable |
| LEASE RATE [INDUSTRIAL] | \$10.00 - \$16.00 SF/YR [NNN] |

AVAILABLE OFFICE/WAREHOUSE SPACES:

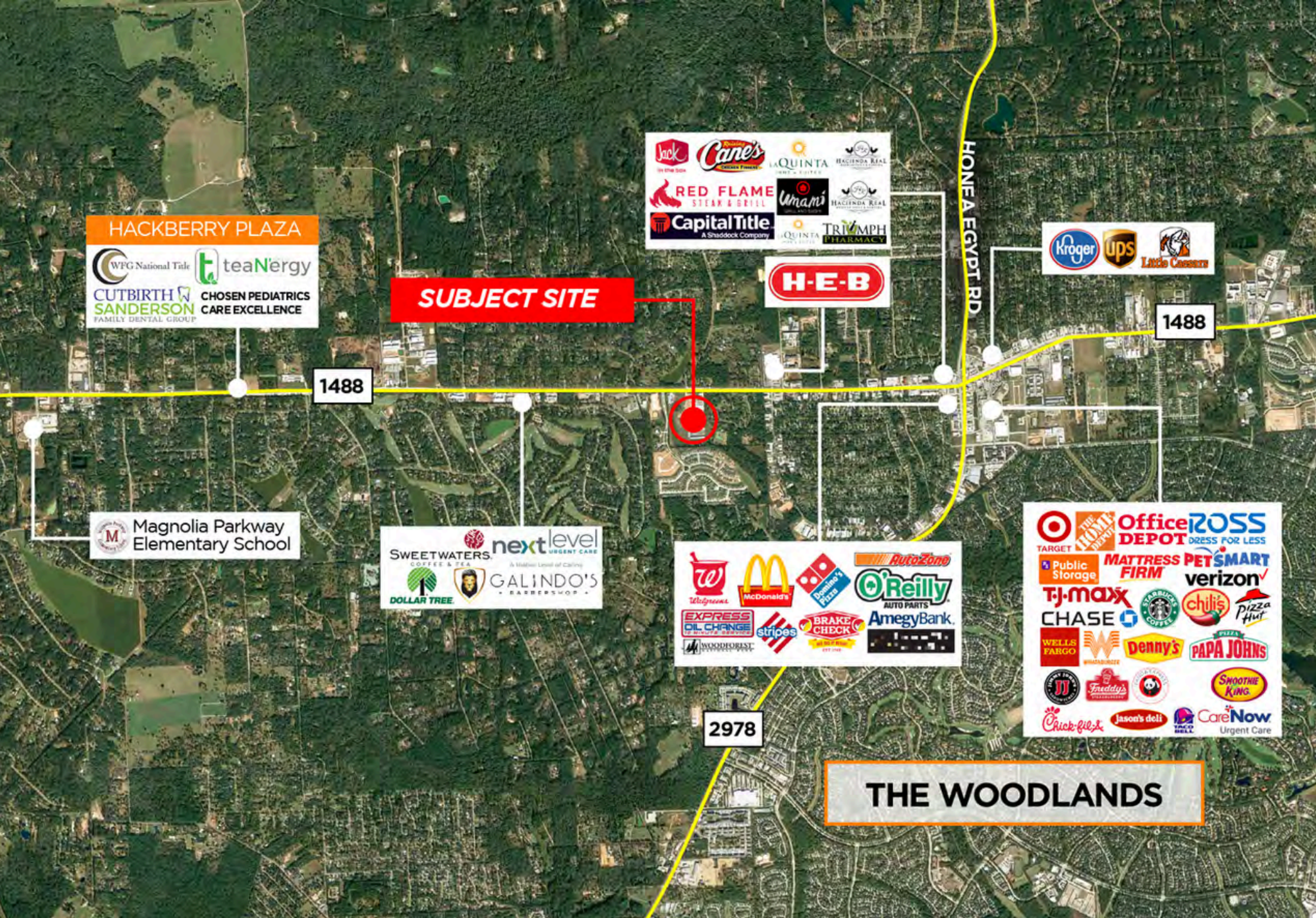
| SUITE | SPACE TYPE | SPACE SIZE | LEASE RATE | LEASE TYPE | DESCRIPTION |
|-----------------|------------------------|-------------------|-------------------|-------------------|--|
| 8259 - B | Industrial - Flex | 3,975 SF | \$16.00 SF/YR | NNN | Office/Warehouse with 1,245 SF of office space. Lobby/Reception, four offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door. |
| 8375 C | Industrial - Warehouse | 500 SF | \$10.00 SF/YR | NNN | Warehouse space with 1 overhead door. |
| 8375 D | Industrial - Warehouse | 2,000 SF | \$10.00 SF/YR | NNN | Warehouse space with three overhead doors (2 on the front and 1 on the side). |



PROPERTY PHOTOS - CO-WORKING



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

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 DEPOT | ROSS DRESS FOR LESS

Public Storage | MATTRESS FIRM | PET SMART | verizon

TJ-maxx | Starbucks COFFEE | Chilis | Pizza Hut

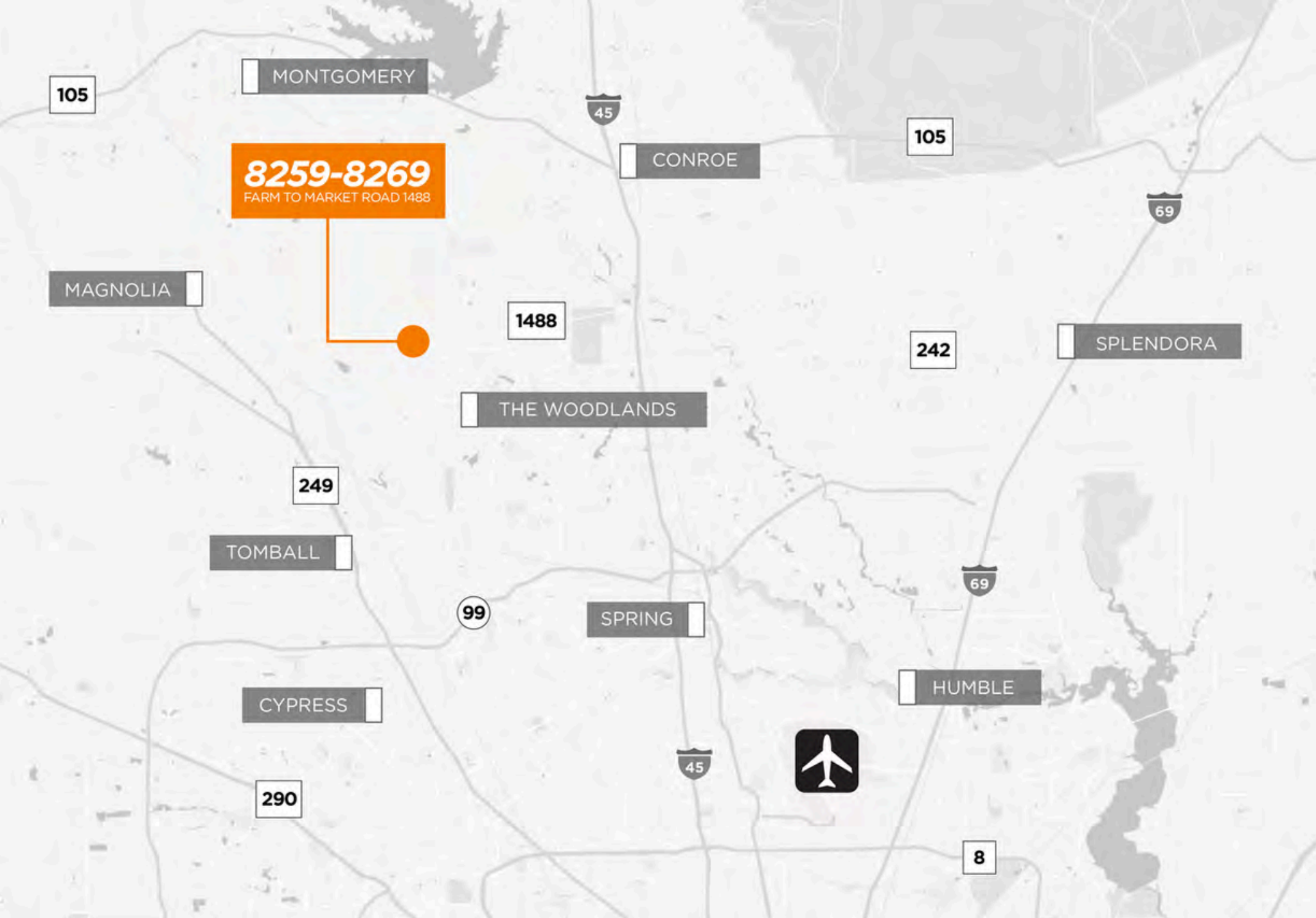
CHASE | Wells Fargo | Denny's | PAPA JOHN'S

JJ | Freddy'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

45



290

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