

For Lease

MILL CREEK ESTATES
TOTAL UNITS: 662
OCCUPIED: 401
UNDER CONSTRUCTION: 127
FUTURE: 134

SITE

UNDER CONTRACT

HERITAGE DR

MILL CREEK RD



23,172 VPD

AUDUBON
TOTAL UNITS: 6,137
OCCUPIED: 314
UNDER CONSTRUCTION: 485
FUTURE: 4,200



ST. MATTHEWS MISSIONARY
BAPTIST CHURCH

**MAGNOLIA
HIGH SCHOOL**
2,248 STUDENTS

NewQuest

±15.72 ACRES - MAGNOLIA

NWQ of FM 1488 and SH 149
Pads for Ground Lease in Magnolia

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Project Highlights

Retail Pads and Multi-Tenant Space For Lease in Magnolia, Texas

- ±15.72-acre new development
- ±3.30 acres of frontage; pads available for ground lease or in-line/end-cap space available
- ±10 acres of reserves under contract
- Close proximity to the new H-E-B anchored center and mixed-use development
- Explosive residential growth
- Surrounded by multiple retail projects and prominent master-planned communities
- Access to SH 149 Spur and FM 1488
- Two curb cuts on FM 1488

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Approximate Size:	±15.72 acres
Detention/Utilities:	Detention provided and utilities onsite
School District:	Magnolia ISD
Frontage:	Approx. +407 ft on FM 1488
Traffic Counts:	Approx. 23,172 VPD on FM 1488 TxDOT Traffic Counts as of 2024



224% POPULATION GROWTH
within 1 mile from 2020 to 2025

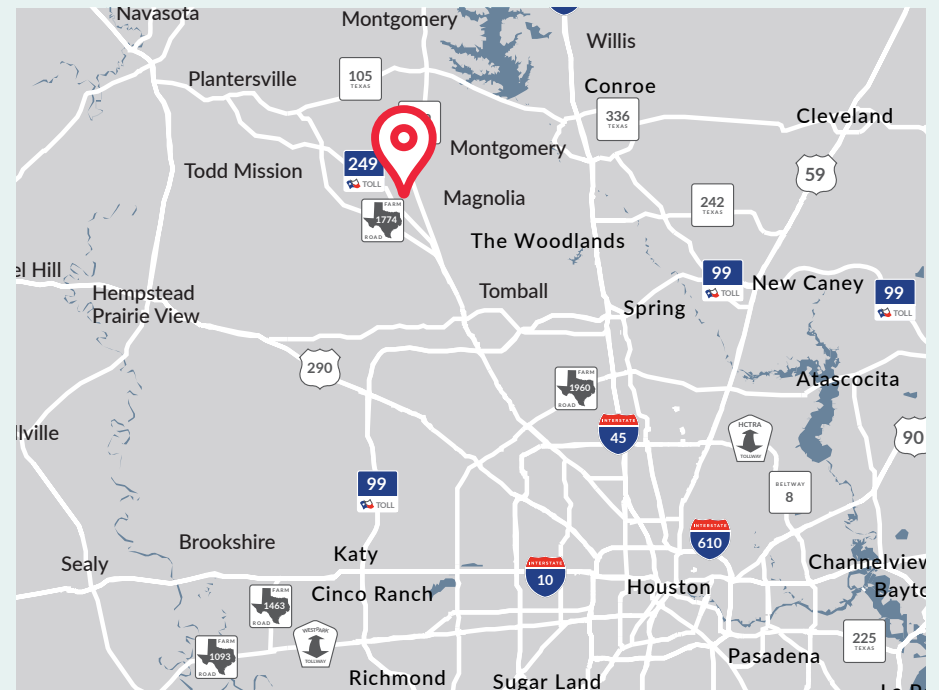


\$177K AVERAGE HOUSEHOLD INCOME
within 1 mile



43K POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25





08.25 | 12.24



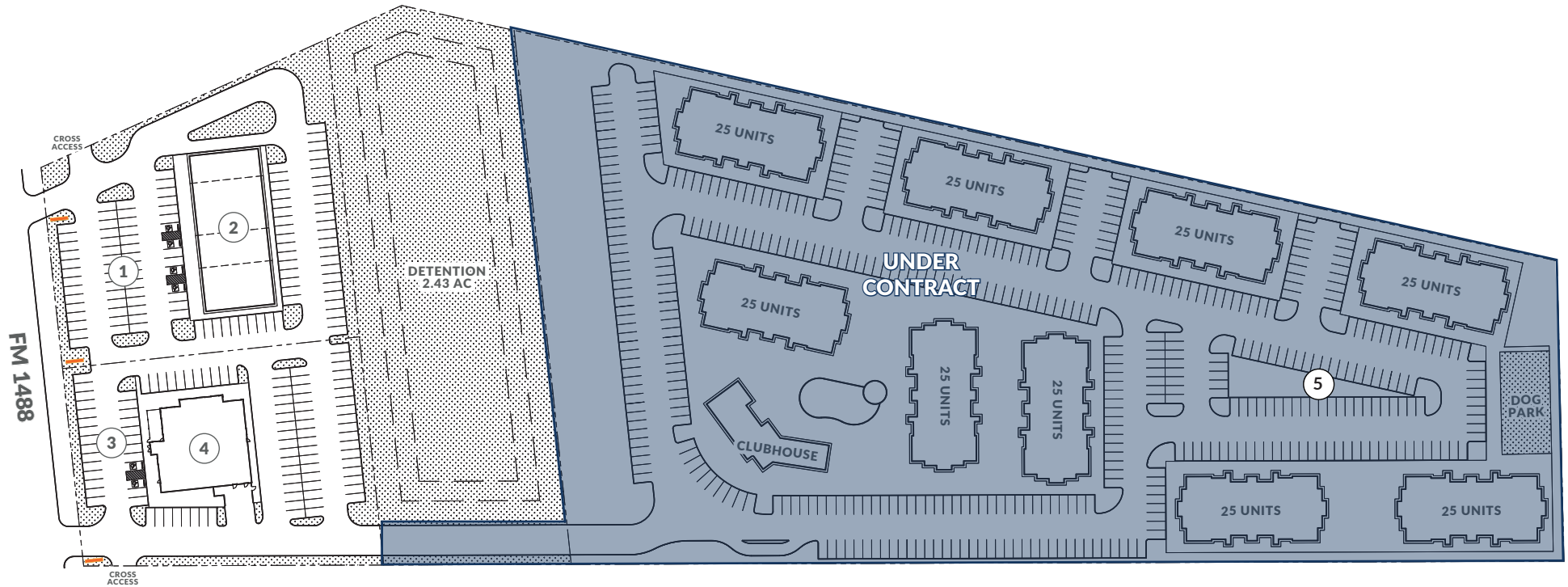
Site Plan

KEY

- 1 RETAIL SITE | 1.78 AC
- 2 PROPOSED 12,375 SF RETAIL BUILDING
- 3 PAD SITE | 1.52 AC

KEY

- 4 PROPOSED RESTAURANT 8,000 SF
- 5 UNDER CONTRACT | 10 AC



Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	96	5,940	13,941
Current Population	264	18,248	42,827
2020 Census Average Persons per Household	2.74	3.07	3.07
2020 Census Population	81	9,605	24,056
Population Growth 2020 to 2025	223.74%	89.99%	78.03%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	14.18%	10.63%	10.72%
2 Person Households	38.80%	38.14%	37.39%
3+ Person Households	47.02%	51.23%	51.88%
Owner-Occupied Housing Units	85.48%	84.31%	82.91%
Renter-Occupied Housing Units	14.52%	15.69%	17.09%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	73.60%	71.02%	73.71%
Black or African American	5.89%	5.50%	4.78%
Asian or Pacific Islander	0.72%	1.03%	1.28%
Other Races	19.17%	21.50%	19.39%
Hispanic	24.40%	27.97%	25.54%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$177,875	\$152,462	\$163,776
Median Household Income	\$99,117	\$105,465	\$128,770
Per Capita Income	\$62,361	\$51,124	\$54,728
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	25.21%	28.47%	26.95%
Estimated Bachelor's Degree	25.64%	25.25%	25.63%
Estimated Graduate Degree	11.79%	11.29%	11.20%
AGE	1 MILE	3 MILES	5 MILES
Median Age	37.8	37.4	38.5

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Diandra Breen	754307	dbreen@newquest.com	281.477.4353
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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