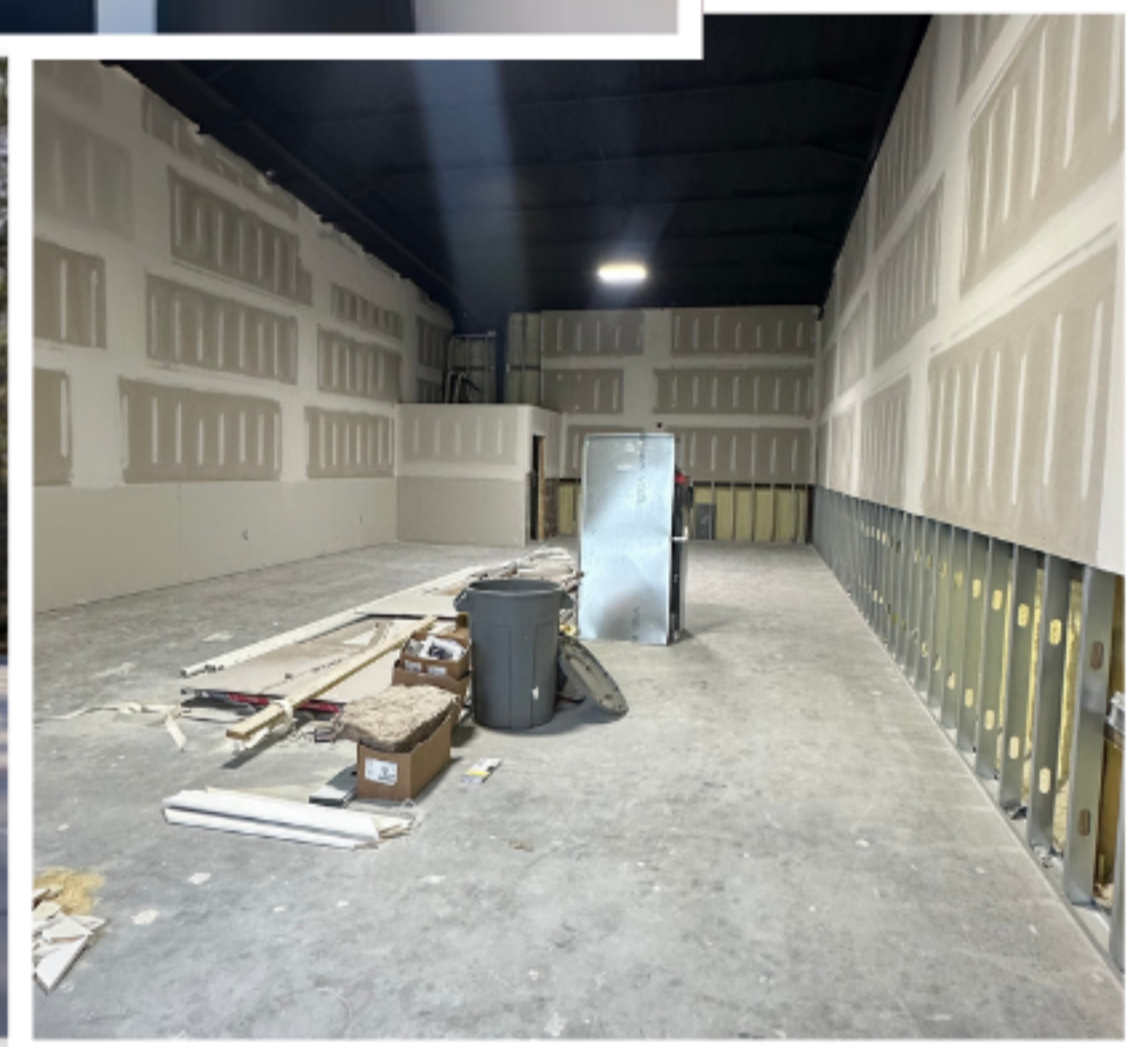


PRIME COMMERCIAL SPACE FOR LEASE

Office | Retail | Medical

1316 Sendera Ranch Dr STE B • Magnolia, TX 77354

New Construction | High Traffic Corridor | Rapid Area Growth



Exceptional leasing opportunity in rapidly growing Montgomery County, Texas. This new construction commercial space is ideal for retail, office, or medical use and offers strong visibility along a high-traffic roadway. Located near Woodforest and within minutes of The Woodlands, Magnolia, and Montgomery, the property sits in the path of significant residential and commercial expansion.

Traffic Exposure:
Over 29,000 vehicles per day

1500 sq ft
\$28/sq ft
NNN



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WALZEL
COMMERCIAL HOLDINGS