

# For Sale | Land

±20.18 Acres  
38839 Spur 149  
Magnolia, Texas 77354

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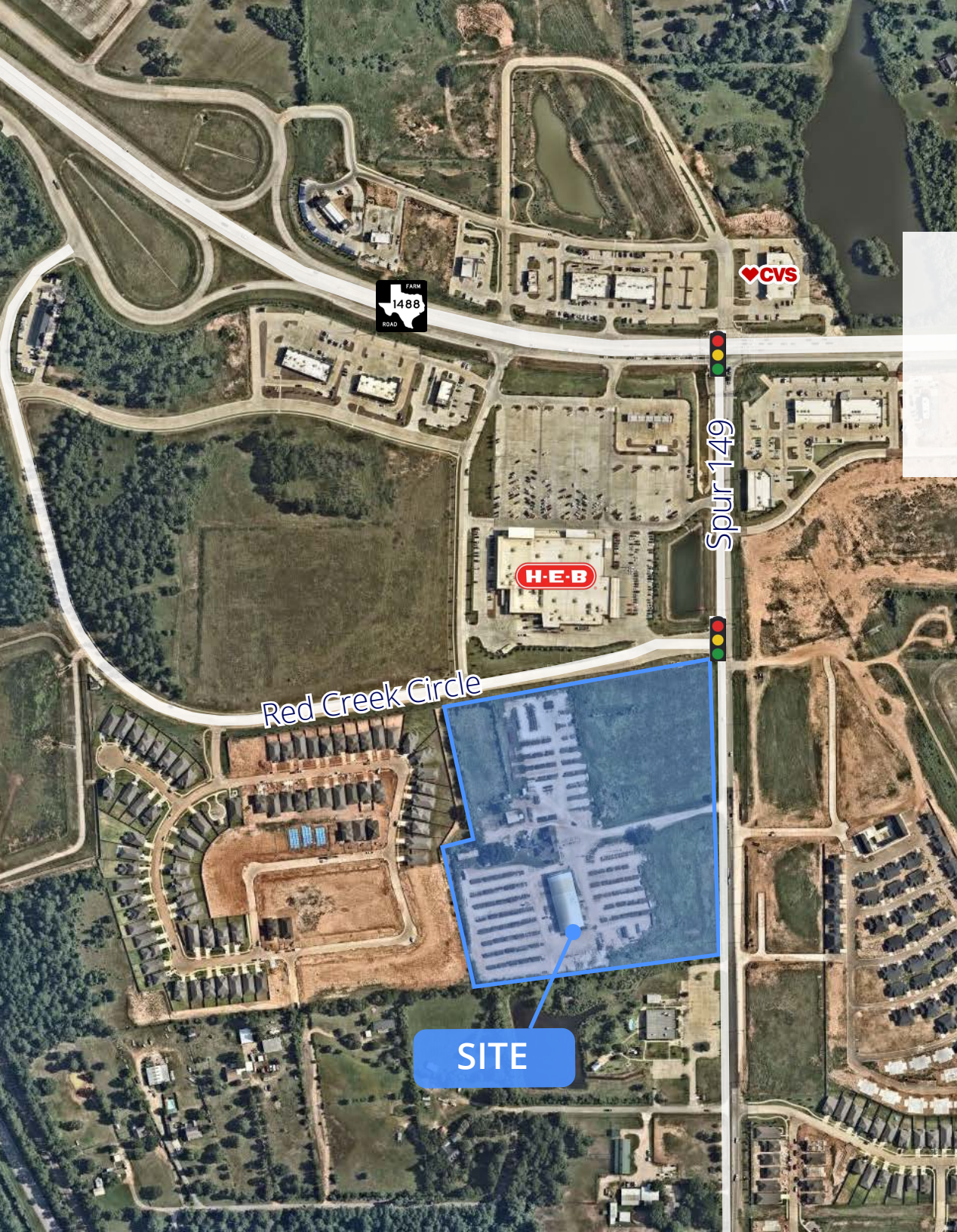
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Accelerating success.




# Property Offering

38839 Spur 149

Quick  
Links

 Video

 Website

 Survey

Colliers is pleased to exclusively offer an excellent opportunity to acquire a unique development site in the **Path of Growth** surrounded by substantial construction. The Property consists of  $\pm 20.18$  acres and represents a **covered-land opportunity** with income from a long-time tenant and is shadow anchored by a new Lowe's and H-E-B grocery store.

The Property is **leased until 12-31-2027** on a NNN basis. Base Rent is now **\$920,772 per year** with annual CPI-U increases which began 01-01-2025. Tenant has **Right to Early Terminate** with a **15-month Termination Notice** (& other provisions).



## Property Features

- Size:  $\pm 20.18$  Acres; See Survey Link above
- Located between The Woodlands and Magnolia
- $\pm 1,020'$  of frontage on Spur 149
- $\pm 925'$  of frontage on Red Creek Circle
- Magnolia ISD
- Possible public utilities with annexation into City of Magnolia and/or either adjacent MUD.
- Unrestricted (until city annexation in place)

## Lease Income

- \$920,772 per year NNN
- Term thru 12-31-2027
- CPI-U rent increases began 1-1-2025
- 15-month notice required to trigger early termination

## Purchase Price

**\$12,500,000.00** ( $\pm \$14.25$  PSF)

# Area Overview



Mostyn Manor



Proposed MF 300 Units

Heritage Green



149 TEXAS



Magnolia Place



Magnolia Village



Allora Magnolia

Red Creek Circle

Meritage Homes

Spur 149  
The Market at Magnolia

Magnolia Cottages

Myrtle Gardens

Thousand Oaks

**SITE**

# Location Overview

38839 Spur 149

Quick Links

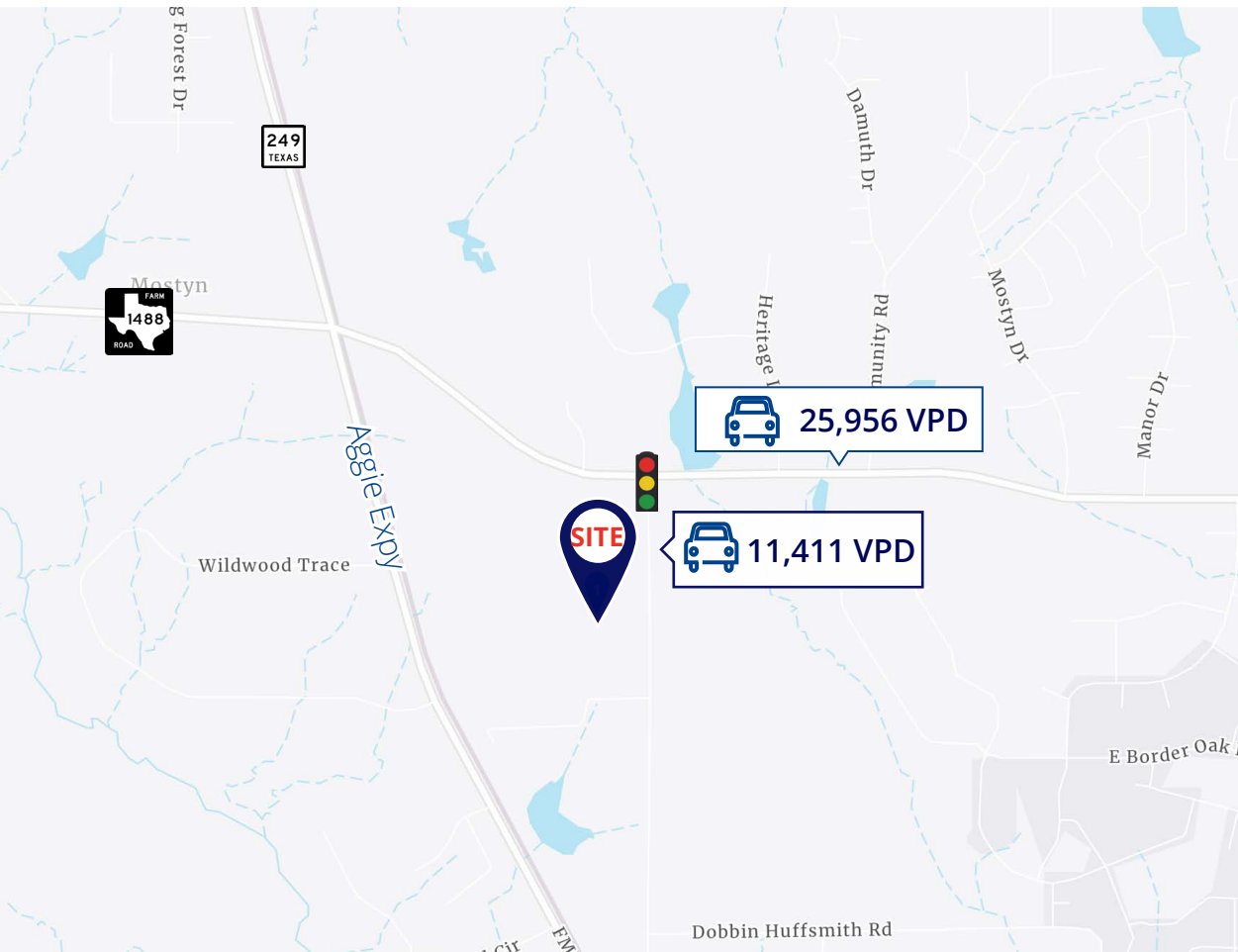
 Video

 Website

 Survey

The Property is located in the quadrant of FM 1488 and Spur 149, a corridor that boasts not only the H-E-B, and a CVS pharmacy but a Lowe's and coming soon a ±55,015 SF Academy Sports & Outdoors, new retail centers at Magnolia Place, Heritage Green and Magnolia Village, the recently opened Allora Magnolia apartments, and residential subdivisions Myrtle Gardens (Pulte), Magnolia Cottages (Rooted Development) and Magnolia Place (Meritage).

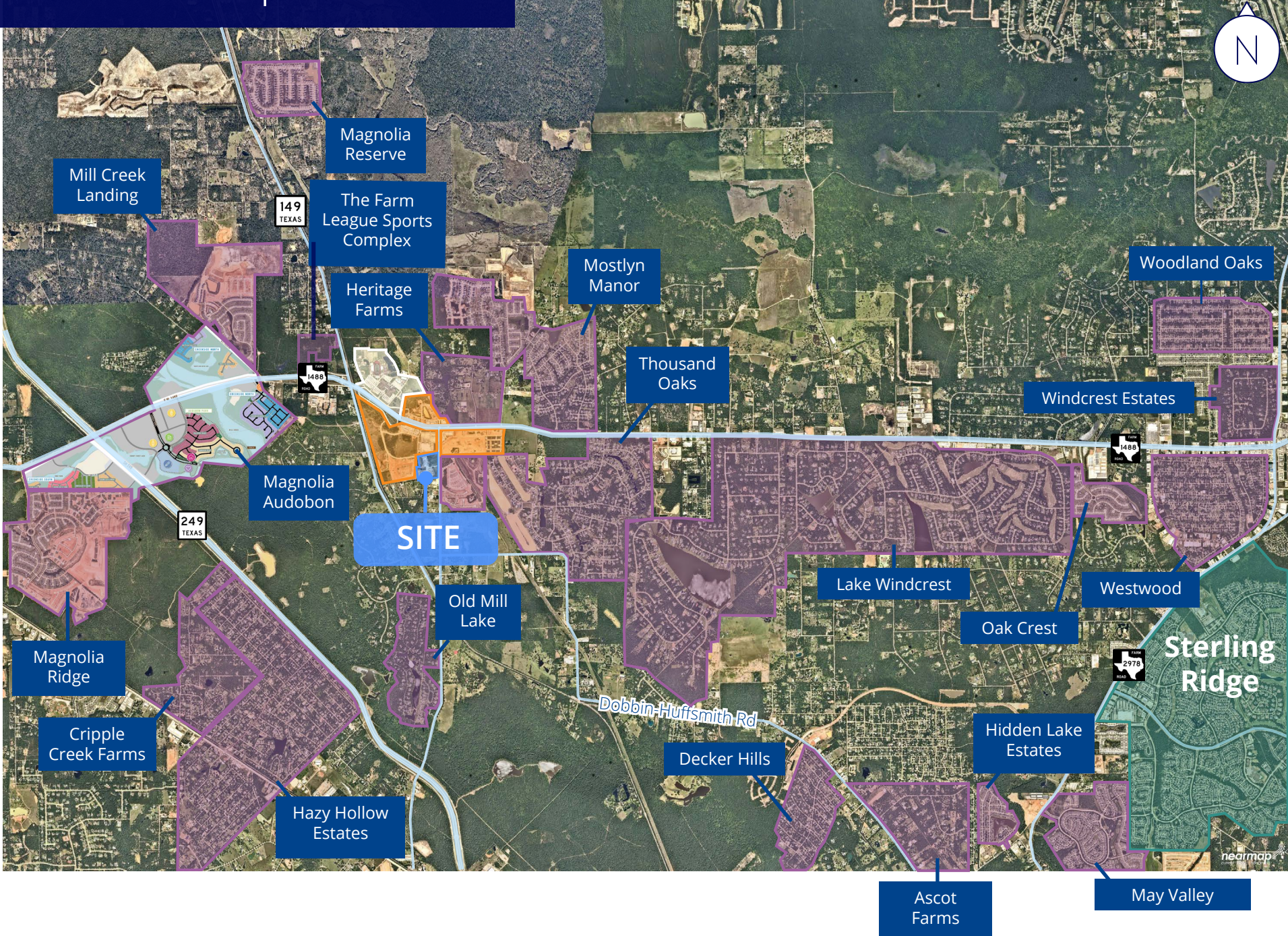
This area is undergoing **significant transformation**, driven by mobility enhancements from the extension of SH 249 (Aggie Expressway) and the growth of surrounding neighborhoods. Continued improving demographics and traffic counts.

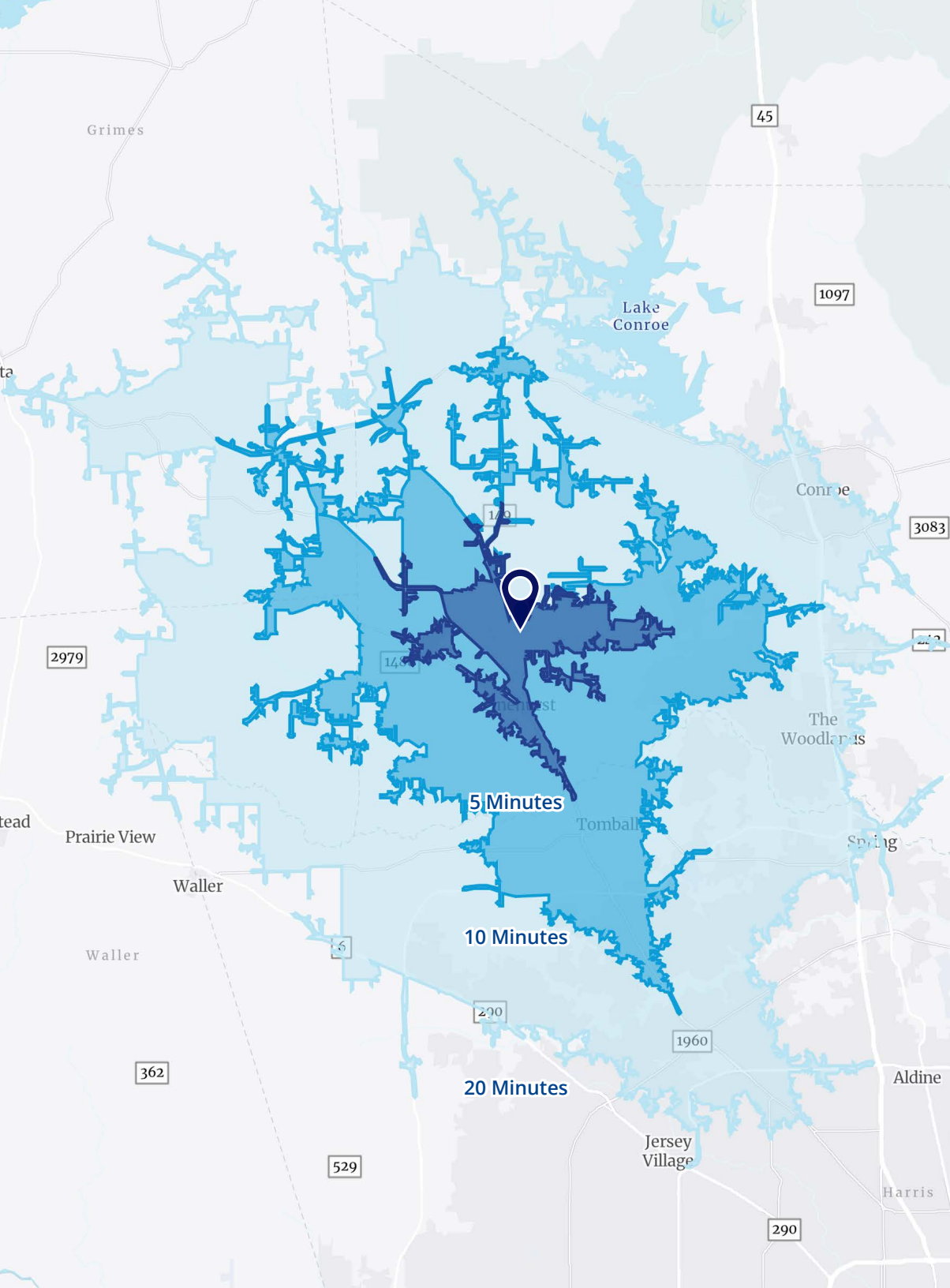


## Demographics

	1 MILE	5 MILE	10 MILE
Est Population (2025)	2,330	41,977	222,619
Projected Growth (2030)	15.1%	14.9%	12.9%
Est Households (2025)	744	14,191	77,904
Projected Households (2030)	17.1%	17.0%	14.7%
Avg HH Income (2025)	\$172,428	\$150,507	\$167,655

# Area Developments





## Property Location

38839 Spur 149 Rd, Magnolia, Texas

## Ad Valorem Property Taxes

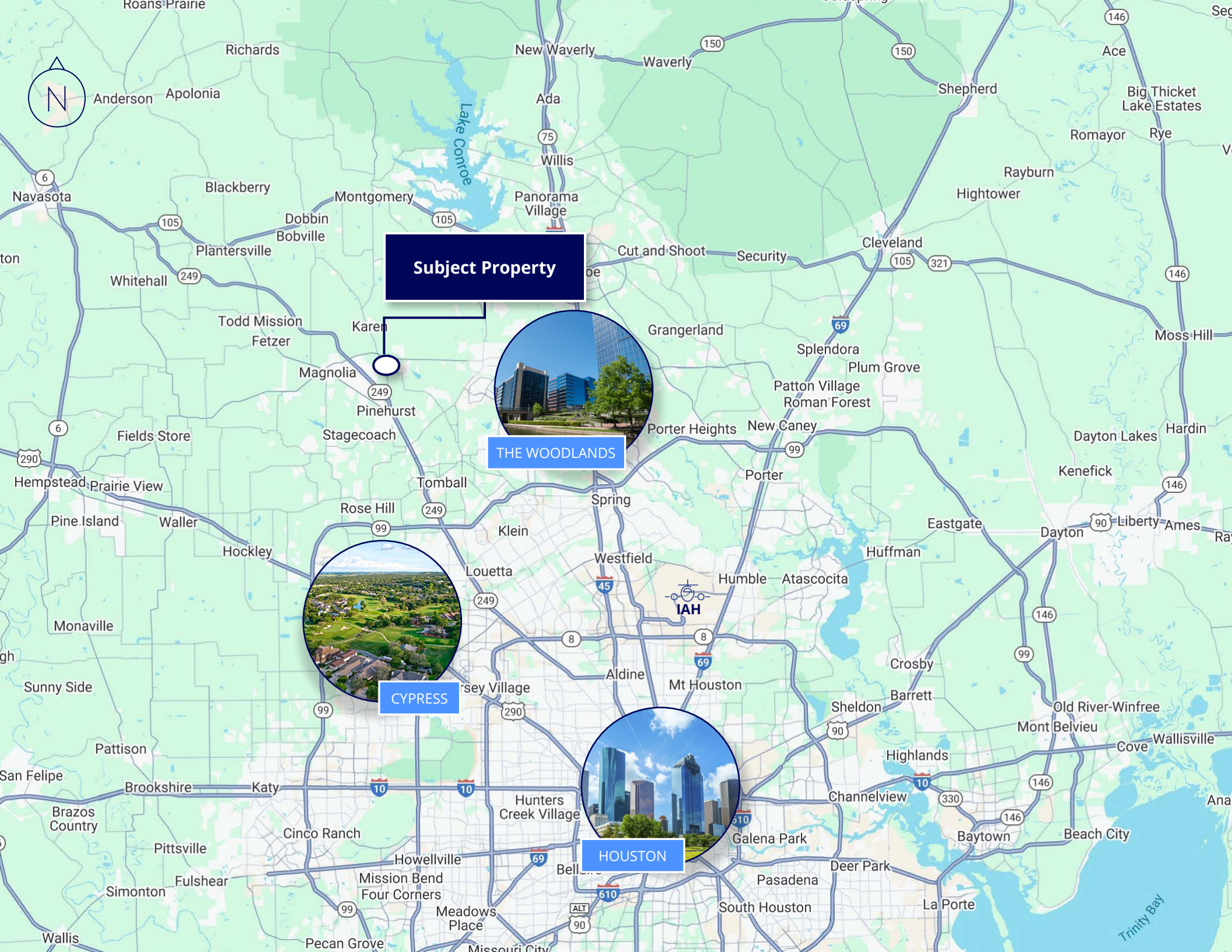
Magnolia ISD	\$0.9583
Montgomery County	\$0.3790
ESD #10	\$0.0922
Montgomery County Hospital	\$0.0497
Lone Star College	\$0.1060
<b>COMBINED TAX RATES (2025)</b>	<b>\$1.5852</b>

## Other Taxing Jurisdictions

City of Magnolia	\$0.2509
MC Mud 108	\$1.0100
Magnolia East MUD	\$0.5775

## Key Distances

	Time	Miles
Magnolia	12 Minutes	5.2
Tomball	18 Minutes	10.4
Grand Parkway	19 Minutes	15.3
The Woodlands	28 Minutes	15.8
Beltway 8	28 Minutes	24.0
Loop 610	50 Minutes	38.1
Downtown Houston	60 Minutes	42.3



**Subject Property**



**THE WOODLANDS**



**CYPRESS**



**HOUSTON**



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Google Map

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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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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