

*Tamborret Bulox*  
TEAM

**kw** THE WOODLANDS  
& MAGNOLIA  
KELLER WILLIAMS, REALTY

# THE WOODLANDS DESIGN CENTER

30643 FM 2978 Magnolia TX 77354

**NOI \$410,330-6.84% CAP**

**AVG NOI 10 Years 7.62%**

**\$6,000,000.00**



# The Offering

## Exclusive Investment Opportunity – 30643 FM 2978, Magnolia, TX

Tamborrel Bulox Team, part of KW The Woodlands & Magnolia, proudly presents an exclusive opportunity to acquire a strategically located asset at 30643 FM 2978, Magnolia, TX 77354. This prime property comprises three fully leased buildings, covering approximately 15,739 square feet.

With the presence of four diverse tenants, lease commitments range from 5 to 10 years, ensuring stability and consistent income. Notably, two of these tenants are gearing up for a February 2025 opening, each featuring two, five-year renewal options, showcasing their commitment to long-term occupancy.

Positioned on a bustling high-traffic corridor, this asset marks the gateway to The Woodlands—a renowned master-planned community. Just north of Houston, The Woodlands merges exquisite natural landscapes with modern urban conveniences, offering an ideal setting for both residents and businesses.

This investment not only promises robust cash flow but also places you at the heart of an ever-growing and dynamic community. Experience the blend of strategic location, committed tenancy, and the unique charm of The Woodlands with this unparalleled opportunity.





# Houston Highlights

## Cultural Diversity

**Diverse Population:** Houston is one of the most diverse cities in the United States, with a rich tapestry of cultures influencing its food, festivals, and neighborhoods. The city is home to significant Hispanic, Asian, Black, and Middle Eastern communities.



## Space and Science

**NASA's Johnson Space Center:** Often referred to as "Space City," Houston houses NASA's Johnson Space Center, where astronaut training occurs, and Mission Control for U.S. space flights is located. Visitors can tour Space Center Houston to learn about space exploration.

## Arts and Museums

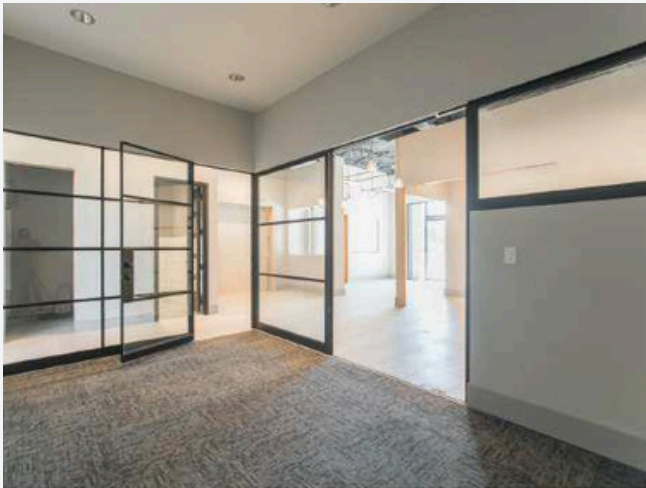
**Museum District:** This area features 19 museums, including the Houston Museum of Natural Science, the Museum of Fine Arts, and the Contemporary Arts Museum Houston. It's a cultural hub with something for everyone interested in art, science, or history.

**Theater District:** One of the largest in the country, it includes the Alley Theatre, Houston Grand Opera, and the Houston Symphony.





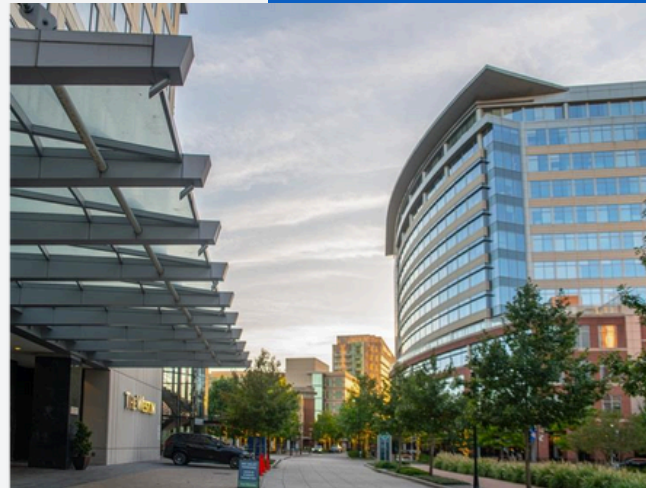
# Key Features of Magnolia



- Magnolia, Texas, is a vibrant and rapidly growing city nestled in Montgomery County. It combines the charm of a rural community with the conveniences of modern living. With its origins as a quaint railroad town, Magnolia has maintained its friendly, small-town atmosphere while embracing development and expansion.
- As of the latest data, Magnolia has a population of approximately 138,000 Residents, reflecting the city's steady growth. The area is known for its appealing landscapes, featuring vast wooded spaces and lush greenery, which attract nature enthusiasts and those seeking a serene lifestyle.
- Magnolia boasts a strong educational system, with schools that are part of the Magnolia Independent School District, serving over [insert number of students] and consistently performing above average in state assessments. The city's strategic proximity to major urban centers like Houston and The Woodlands provides residents with ample employment opportunities while allowing them to enjoy a quieter, more relaxed lifestyle.
- Residents and visitors alike enjoy a range of amenities, from local boutiques and dining options to recreational facilities. The city's commitment to community is evident in its numerous events and festivals, such as the annual Magnolia Stroll and Renaissance Festival, which draw attendees from across the region.
- With a median home price of approximately \$351,757, Magnolia offers attractive housing options in a growing real estate market. Its strategic location, combined with a strong sense of community and quality amenities, makes Magnolia, TX, a desirable place to live, work, and visit.



# Key Features of Woodlands



- **Green Spaces and Natural Scenery:** Spanning over 28,000 acres, The Woodlands is renowned for its emphasis on preserving nature, with 210 miles of hike and bike trails, 148 parks, and 7 golf courses.
- **Population and Demographics:** As of 2024, the community has a diverse population of approximately 119,000 residents, with a balanced mix of ages and family structures.
- **Economic Vitality:** The Woodlands hosts several major corporate campuses and serves as a job hub with a thriving economy marked by robust retail, health, and educational sectors. It supports over 2,000 businesses.
- **Award-Winning Education:** The community is served by highly-rated schools across various levels, with access to exceptional public and private educational institutions.
- **Residential Variety:** Offering a wide range of residential options, from apartments and townhomes to luxury estates, The Woodlands caters to diverse preferences and lifestyles.
- **Cultural and Recreational Activities:** The community is home to The Cynthia Woods Mitchell Pavilion, a top-tier concert venue, and features a vibrant social scene with numerous festivals, markets, and community events throughout the year.
- The Woodlands exemplifies how thoughtful urban planning and dedication to preserving natural beauty can create a thriving, sustainable community. Its mix of cultural, educational, and recreational amenities makes it an ideal location for families and professionals seeking a quality lifestyle in a picturesque setting.



# Investment Highlights



## HIGHLY VISIBLE AND EASILY ACCESSIBLE

Located on the High Corridor of FM 2978

## HIGH GROWTH TRADE AREA

21.12% estimated population growth from 2024-2029 within a 1-mile radius of the property

S t r e e t	C r o s s S t r e e t	C r o s s S t r e e t D i s t r i c t	C o u n t Y e a r	A v g . D a i l y V o l u m e	V o l u m e T y p e	M i l e s f r o m S u b j e c t P r o p .
FM 2978 Rd	Woodlands Pkwy	0.04 SW	2022	25,058	MPSI	23

## SURROUNDED BY RESIDENTIAL GROWTH

Northwest Houston and the Highway 249 corridor has experienced and will continue to see an influx of new residential communities:

(A) Three Buildings • (B) 1.522 Acres • (C) 15,739 Sq Ft

Radius	1-mil e	3-mil e	5-mil e
P o p u l a t i o n			
2029 Projection	10,007	59 ,152	128,960
2024 estimate	8 ,26 2	48,359	108,404
2024 Avg Household Income	\$ 135, 567	\$ 16 6, 078	\$ 16 6,
2024 Med Household Income	\$ 11 3, 346	\$ 140, 1 60	363 \$

<sup>1</sup> InformationCostar,Google  
137 ,39  
11



# Demographic Summary Report

**Building A:** 30643 Fm 2978 Rd, Magnolia, TX 77354

R a d i u s	1- m i l e		3- m i l e		5- m i l e	
Population						
2029Projection	10,007		59,152		12 8 ,9 60	
2024 estimate	8 ,2 62		48,359		108 , 404	
2020Census	8 ,172		44,349		100,210	
Growth 2024 - 2029	2 1.12 %		22.32%		18 .96 %	
Growth2020 - 2024	1. 10%		9.04%		8 .18 %	
2024 Population by Hispanic Origin	2,022		11, 21 8		22,824	
2024 Population	8 ,2 62		48,359		108,404	
Wh ite Black American	5 ,15 7	62.42%	33,353	68 .97%	76,351	70.43%
Indian & Alaskan A s ian	619	7.49%	1, 947	4.03%	4,102	3.78%
Hawaiian & Pacific Island	12	0 .15 %	107	0.22%	303	0.28%
Other U.S. Armed Forces	668	8 .09%	3 ,2 15	6. 65%	6, 699	6. 18%
Households 2029	4		29		72	
Projection 2024 Estimate	1, 80 2	0.05%	9,708	0.06%	20,877	0.07%
2020 Census Growth 2024	0	2 1.8 1%	53	20.07%	84	19. 26 %
- 2029 Growth 2020 - 2024						
Owner Occupied Renter	3 ,5 39		19, 51 7		44,040	
Occupied	2 ,919		15 ,93 3		3 6,93 7	
	2 ,8 94		14 ,5 90		34,123	
			22.49%		19. 23 %	
	0 .8 6%		9. 20 %		8 .2 5%	
	1,594	54.61%	12,101	75 .95 %	28,546	77.28%
	1, 32 6	45.43%	3 ,8 33	24.06%	8 ,3 91	22.72%



Building Type	Office
Class	B
RBA	6,124 SF
Typical Floor	0 SF
% Leased	100%
R ent/SF /Yr	-



# Demographic Summary Report (Cont'd)

**Building A:** 30643 Fm 2978 Rd, Magnolia, TX 77354

R a d i u s	1-m i l e		3-m i l e		5-m i l e	
Population						
2024 Household by HH Income	2,919		15,932		36,938	
Income: <\$25,000	328	11.24	1,265	7.94%	2,610	7.07%
Income: \$25,000 - \$50,000	372	%	1,406	8.83	3,392	9.18%
Income: \$50,000 - \$75,000	350	12.74%	1,479	%9.	3,434	9.30
Income: \$75,000 - \$100,000	307	11.	1,760	28%	3,935	%10.6
Income: \$100,000 - \$125,000	192	99%	1,110	11.0	3,496	5%9.
Income: \$125,000 - \$150,000	415	10.52%	1,560	5%6.	3,232	46%
Income: \$150,000 - \$200,000	308	6.58	2,067	97%9.	4,613	8.75%
Income: \$200,000+	647	%	5,285	79%	12,226	12.49
2024 Avg Household Income	\$135,567	14.22%	\$166,078	12.97	\$166,363	%
2024 Med Household Income	\$113,346	10.55%	\$140,160	%	\$137,391	33.10%
		22.17%	33.17%			



Building Type	Office
Class	B
RBA	6,124 SF
Typical Floor	0 SF
% Leased	100%
R ent/SF /Yr	-



Project Imagery

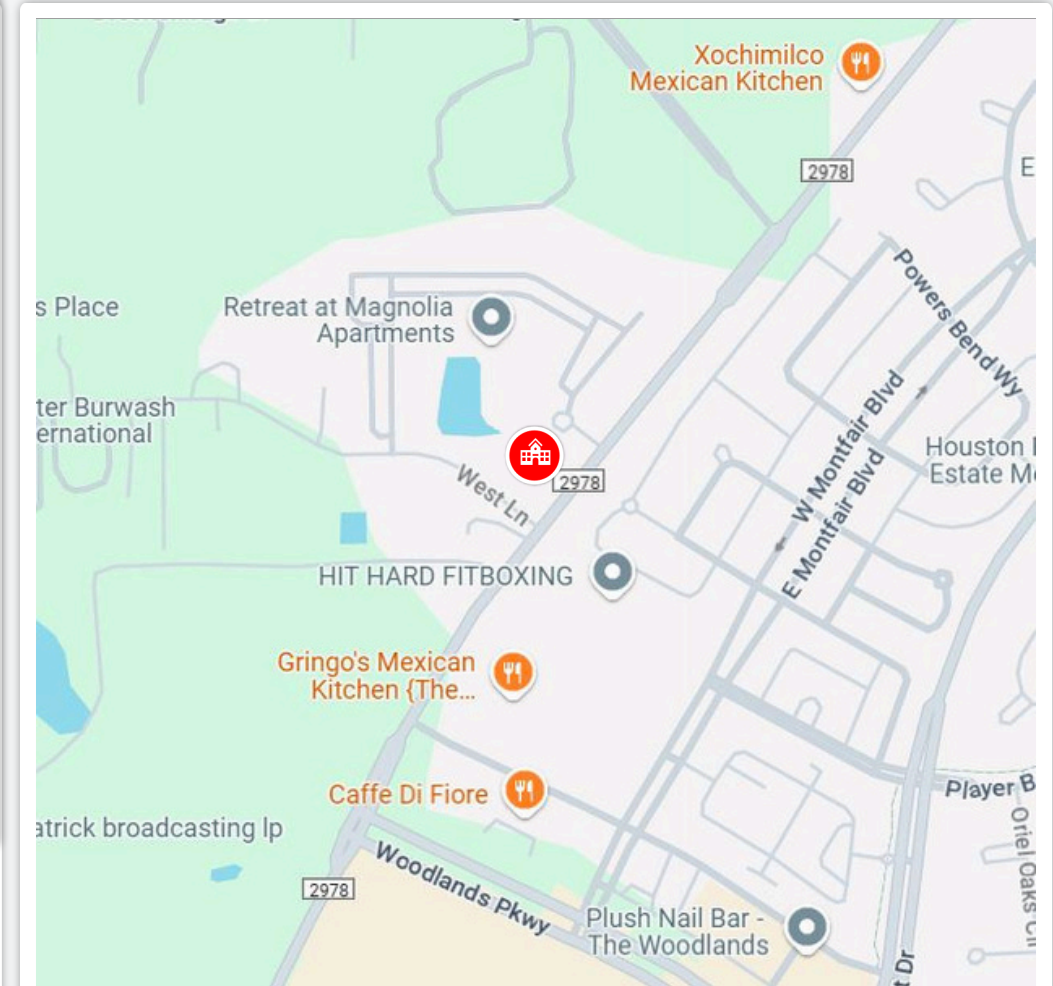
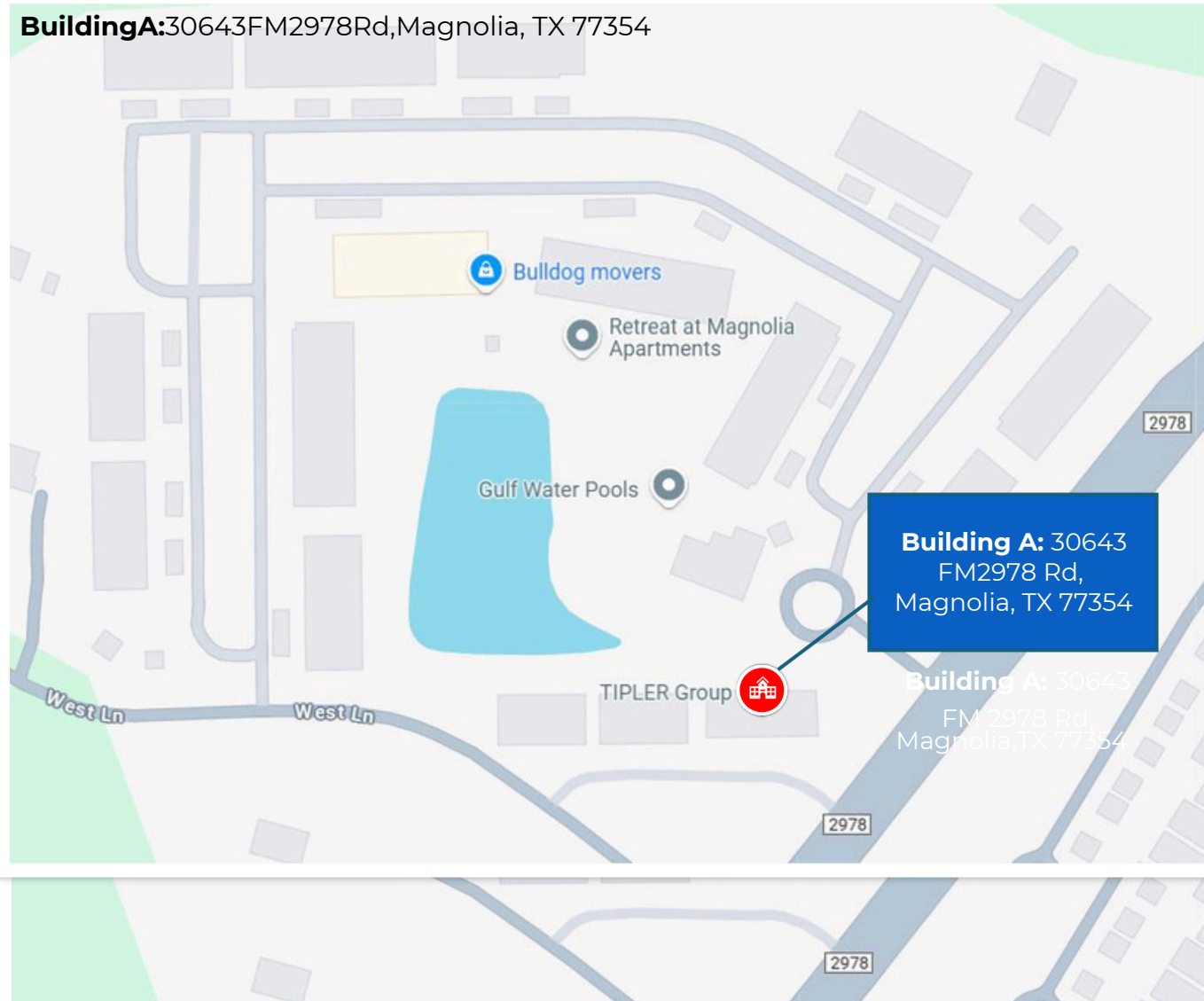




**BuildingA:**30643FM2978Rd,Magnolia, TX 77354

## Location Overview Map

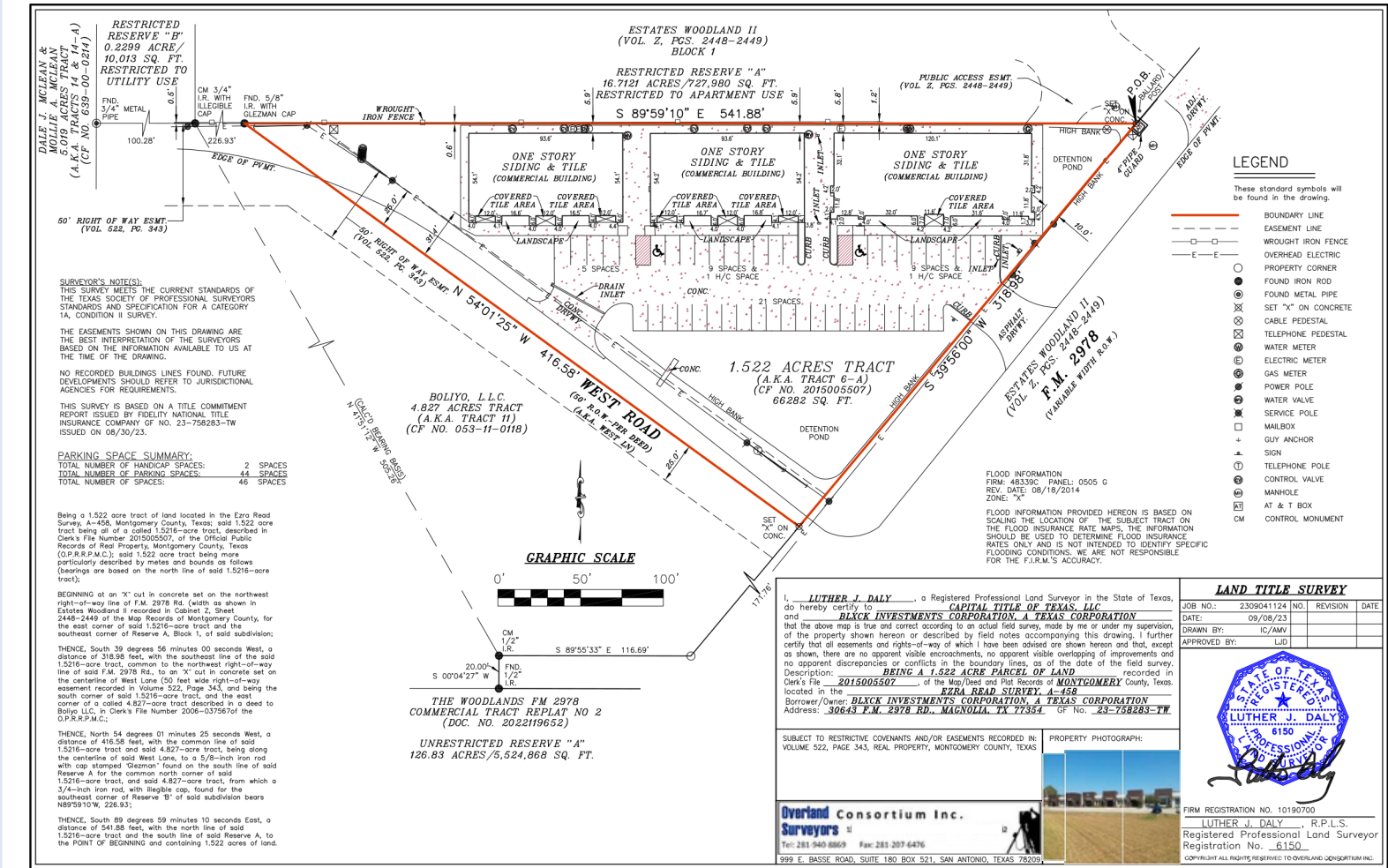
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# Location Overview Map

**BuildingA:**30643FM2978Rd,Magnolia, TX 77354









## Disclaimer

**No Guarantees on Information Accuracy:** Tamborrel Bulox Team & KW The Woodlands & Magnolia (TBKW) and the property owner do not assure the accuracy or completeness of the property details provided. All information, including property characteristics like age, size, income, and expenses, are estimates.

**Opinions and Predictions:** Any opinions, assumptions, or forecasts provided are for illustration only and might not align with the methodologies or assumptions a buyer might use.

**Liability Disclaimer:** Neither Tamborrel Bulox Team & KW The Woodlands & Magnolia nor the property owner accepts liability for any errors, omissions, or inaccuracies in the information.

**Due Diligence:** Potential buyers are strongly advised to perform their own due diligence rather than rely solely on the information provided.

**Market Status:** The property could be withdrawn from the market at any time without notice, and the details can change.

**Confidentiality:** If you've received this information under a confidentiality agreement, the terms of that agreement apply.

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## Contact Information



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*Tamborrel Bulox*  
TEAM

**kw** THE WOODLANDS  
& MAGNOLIA  
KELLER WILLIAMS. REALTY



# 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 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 fit all parties to the transaction impartially and fairly;
- May, with the parties' prior 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, under list specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept the price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price admitted in a written offer; and



# Information About Brokerage Services Cont'd...

oany confidential information or any other information that the 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 server agent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer butdoesnot representthe buyerandmust place the interestsofthe owner first.

**TOAVOIDDISPUTES,ALLAGREEMENTSBETWEENYOUANDTHEBROKERSHOULDBEINWRITINGANDCLEARLY ESTABLISH:**

- the brokers 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 brokers services. Please acknowledge receipt of this notice below andreturna copyforyour records.

<b>Ketter Williams – The Woodlands</b>	<b>467749</b>	<b>klrw22@kw.com</b>	<b>281 -364-15 88</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No	Email	Phone
<b>Ketter Williams – The Woodlands</b>	<b>467749</b>	<b>Lo riti I lm an@ kw. com</b>	<b>281 -364-488 8</b>
Designated Broker of Firm	License No	Email	Phone
<b>Paula London</b>	<b>658750</b>	<b>Paula@kwwoodlands.com</b>	<b>281 -364-37 93</b>
Licensed Supervisor of Sales Agent/ Associate	License No	Email	Phone

**TAMBORREL BULOX TEAM – KW THE WOODLANDSMAGNOLIA**

Regulated by the Texas Real Estate Commission

Information available at [www.trec.Texas.gov](http://www.trec.Texas.gov)

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