



32611 Tamina Road, Magnolia, TX 77354

For sale at \$1,250,000 or for lease starting at \$18/sq ft +NNN

-
- Located in Montgomery County, TX
 - 5 minutes from The Woodlands
 - New Construction
 - Low Taxes - 1.57%
 - No Restrictions
 - 18 Parking Spaces
 - Interior upgrades were recently completed, including HVAC
 - 3,600 sq ft downstairs - available
 - 1,200 sq ft upstairs - leased
 - 14' roll-up door in the back
 - Great space for retail, office, and warehouse combination
 - First floor can be divided



Shelly Burke

Real Estate Agent

burkerealtyllc@gmail.com

(832) 795-7433



First Floor Interior Photos

3,600 sq feet - Available Now



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Second Floor Interior Photos

1,200 sq ft - Fully Leased



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Exterior Photos and Highlights

Shared easement with neighboring building

Individual lot is .77 acres

17 dedicated parking spaces located in the front and rear

Circle driveway allowing large trucks to enter and exit

Rear roll-up door for deliveries or storage



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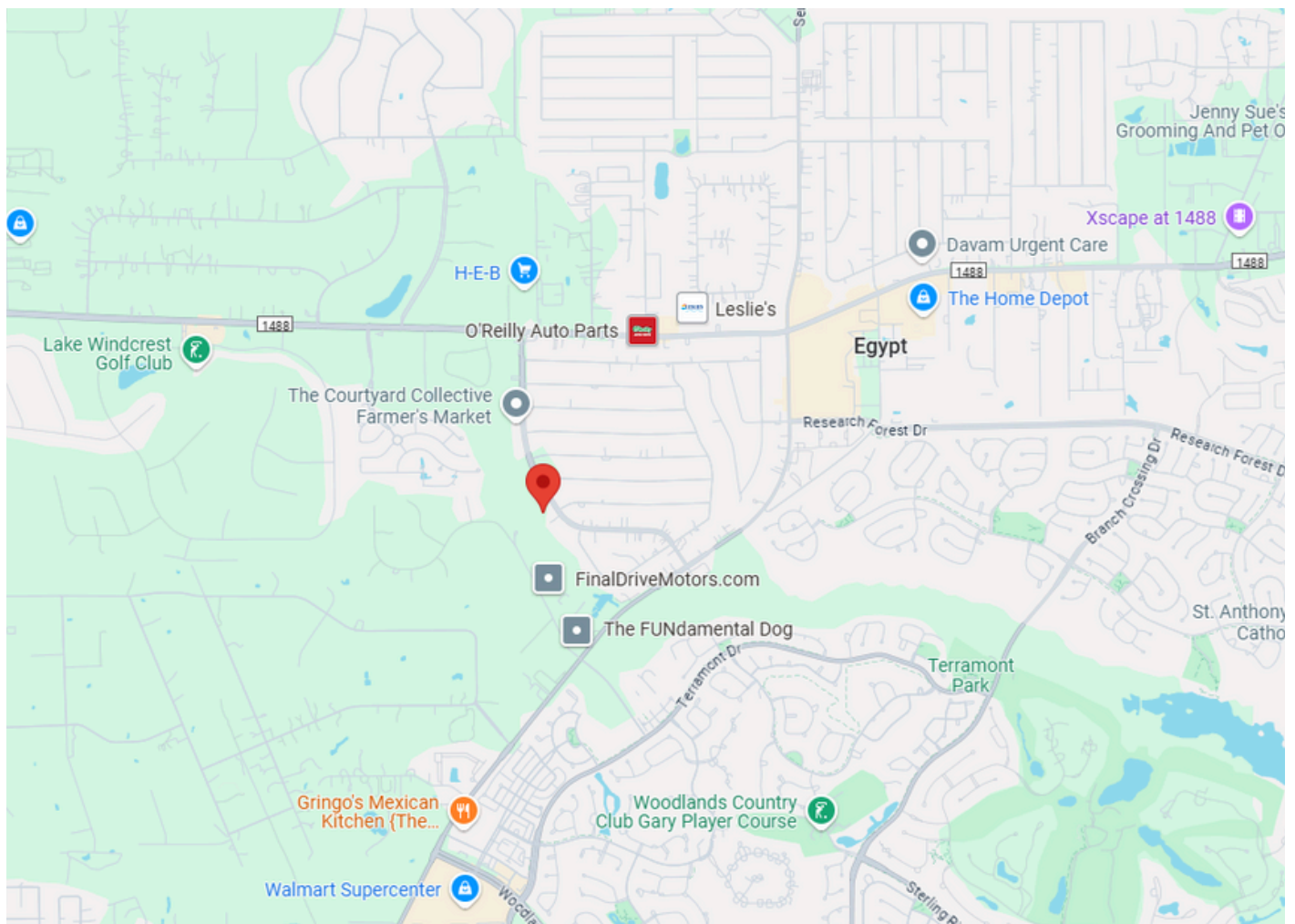
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Situated ideally between The Woodlands and Magnolia with frontage on Tamina Road, a busy connector road between FM 2978 and FM 1488, each seeing over 30,000 VPD.

This prime location offers increased visibility and accessibility, making it an excellent opportunity for businesses seeking to capitalize on the area's growth. The surrounding community is thriving, with a blend of residential neighborhoods and commercial developments. Nearby amenities include shopping centers, dining options, and recreational facilities, ensuring convenience for both customers and employees. This property is perfect for retail, office space, warehouse, or mixed-use.

Tamina Road is currently undergoing significant upgrades and will be a 4-lane road with sidewalks. Estimated completion is December 2025 and is currently on track.



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NOTES:
 1. BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS NAD 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.
 3. TITLE AND EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
 4. THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AND IS WITHIN THE FLOODWAY AS SHOWN ON FIRM COMMUNITY PANEL NO. 48339C05056, EFFECTIVE DATE 8/18/2014.

I hereby certify that this plat is a true representation of an on the ground survey made on 8/5/2024 of Lot 38, Block 1, of Westwood Section Two, Montgomery County, Texas, a correct map of which is recorded in Cabinet E, Sheet 103A of the Map Records of Montgomery County, Texas. Unless otherwise shown, there are no encroachments on this property and all improvements were within the boundaries at the time of this survey. This professional service substantially conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A survey.

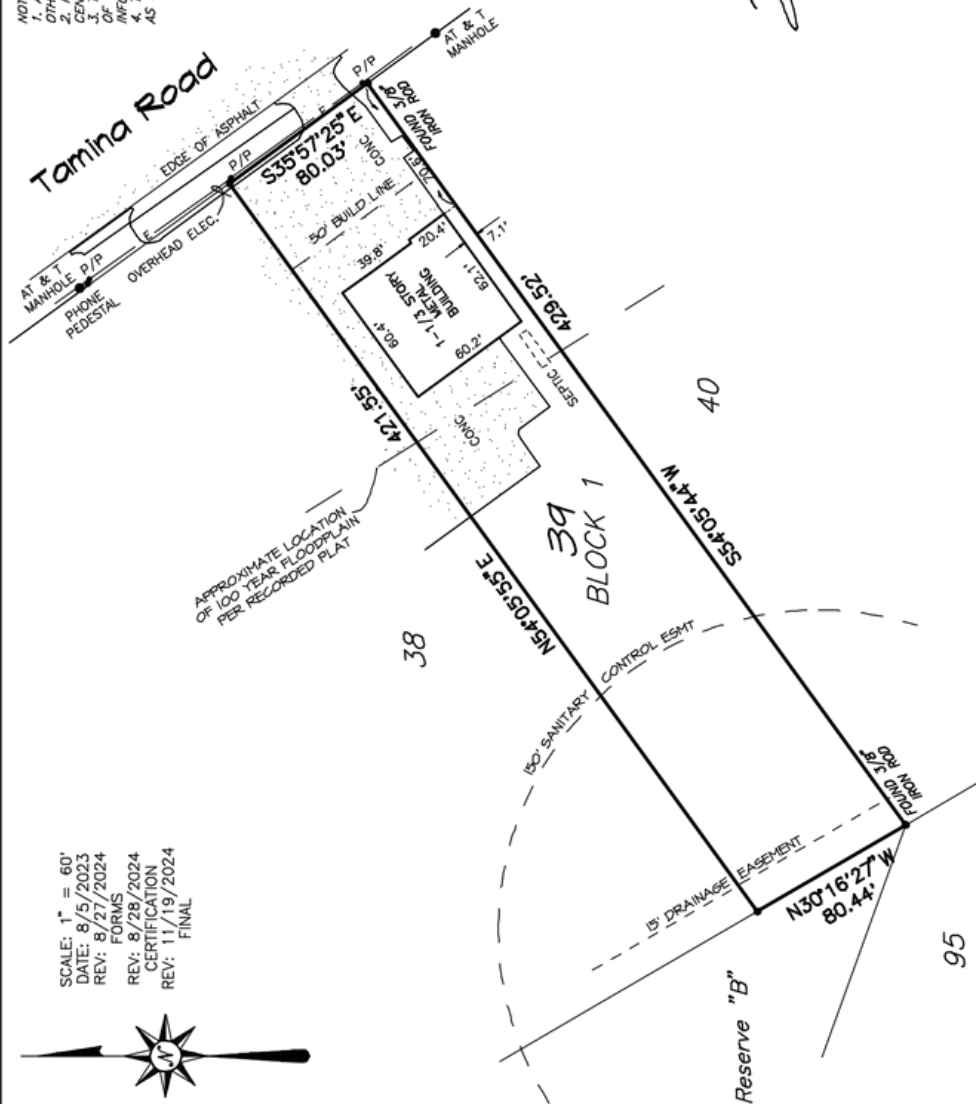
This survey was completed with the benefit of a title commitment furnished by First American Title Guaranty Co., of No. 2888099-H043, effective date August 1, 2024.



Jerrad Bailey, R.P.L.S.
 Texas Registration No. 6071



LAND SURVEYING & MAPPING
 P.O. BOX 1598, MONTGOMERY, TEXAS 77156
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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date