

AVAILABLE

Pad Sites Available

FM 1488 and Mill Creek Road | Magnolia, TX 77354



AUDUBON
+4,200 SINGLE FAMILY HOMES
+3,200 MULTIFAMILY UNITS
±3,000 ACRES MASTER-
PLANNED DEVELOPMENT

RASHA AT AUDUBON
326 MULTIFAMILY UNITS



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+4,200 SINGLE FAMILY HOMES
+3,200 MULTIFAMILY UNITS
±3,000 ACRES MASTER-
PLANNED DEVELOPMENT

FM 1488
23,325 VPD



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

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FM 1488 AND MILL CREEK ROAD | MAGNOLIA, TX 77453

Property Information

Pad Sites Available	± 1.21 AC	± 0.71 AC	± 2.30 AC (divisible)
Pricing	Call for Pricing		
All Utilities Available	No Detention Required		

Property Features

- All utilities available with no detention required.
- Drive-ways already constructed.
- Frontage on FM 1488, 4 lane lighted intersection.
- Shared cross easement to all pad sites.
- Future XAG class A multifamily development with 326 units.

Demographics & Population

Population 2024	1 mile	2,885
	3 mile	13,830
	5 mile	30,657
Population 2028 Forecast	1 mile	4,716
	3 mile	17,082
	5 mile	38,830

Household Income

1 mile	\$129,300
3 miles	\$125,100
5 miles	\$128,800

Traffic Count

FM 1488	21,480 VPD
SH-249	141,000 VPD



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Major Area Retailers



SITE PLAN

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Options to Consider:

Orange Lot with ± 1.21 Acres with access to driveway entry and cross easement.

Blue Lot with ± 0.71 Acres with access to cross easement.

Green Lot with ± 2.30 Acres with driveway entry and cross easement. (Divisible)

AUDUBON COMMUNITY

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Audubon combines wilderness and open spaces with modern convenience, reflecting the unique blend of accessibility and retreat that Magnolia is known for. This laid-back area in Montgomery County offers a respite from life's hustle while keeping you close to dining and shopping options.

Located in the inaugural Audubon 1st phase, Audubon Retail Center maximizes visual drive-by exposure on the high-traffic and currently expanding FM 1488. Additionally, the Audubon Retail Center is directly connected by a short paved nature trail to the Audubon Master-planned Community.

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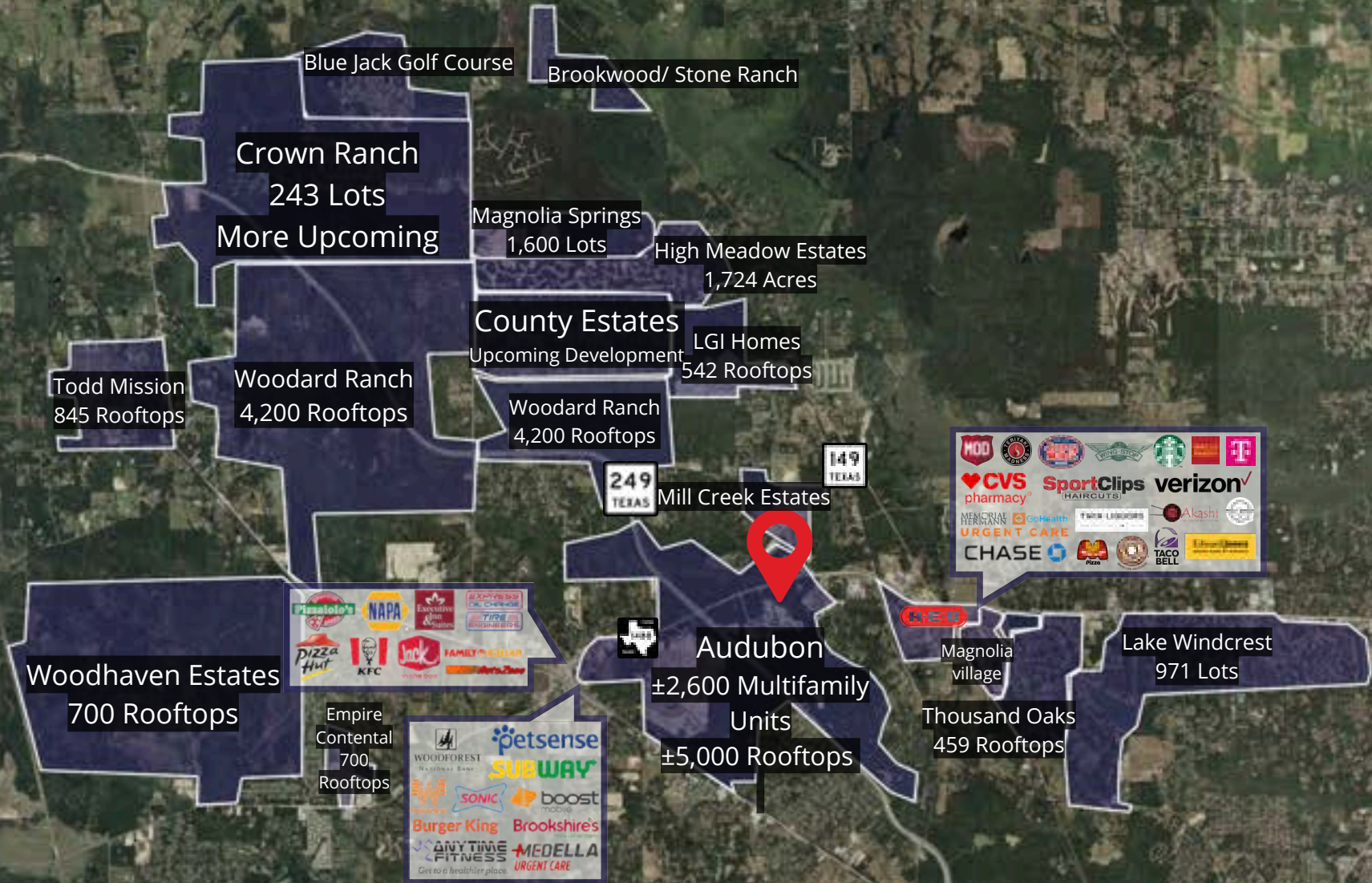
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Site located in the 3,000 acre master-planned community of Audubon Living.

MF: ±2,600 Units

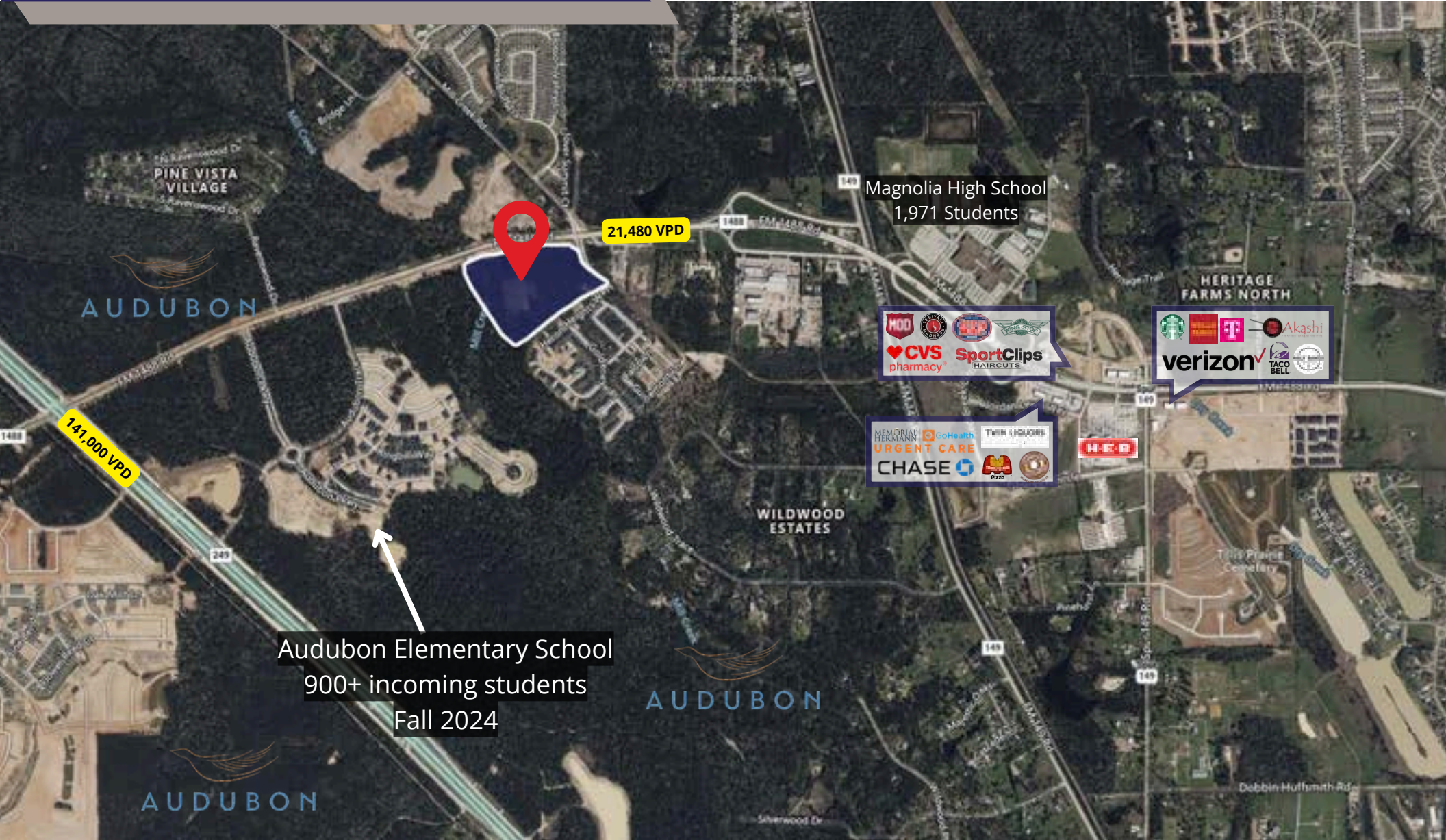
SFR: ±5,000



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Adjacent ±30,000 SF Retail Center

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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.

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.

<u>XAG Properties, LLC</u>	<u>9009836</u>	<u>info@xagproperties.com</u>	<u>346-843-1281</u>
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Rick E. Gutierrez</u>	<u>464315</u>	<u>rickg@xagproperties.com</u>	<u>346-843-1281</u>
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Designated Broker of Firm	License No.	Email	Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

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