



32611 Tamina Road, Magnolia, TX 77354

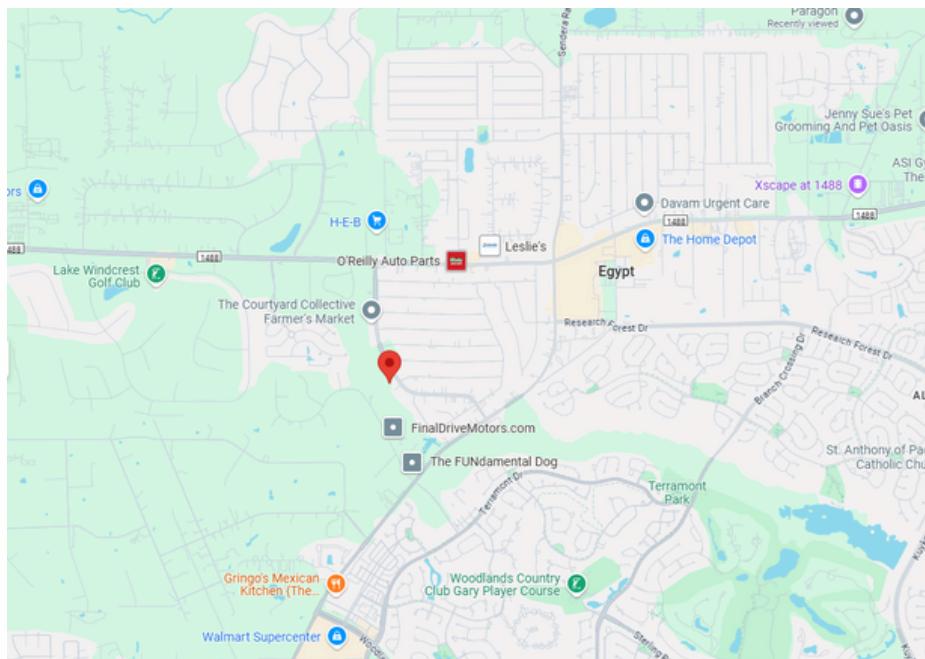
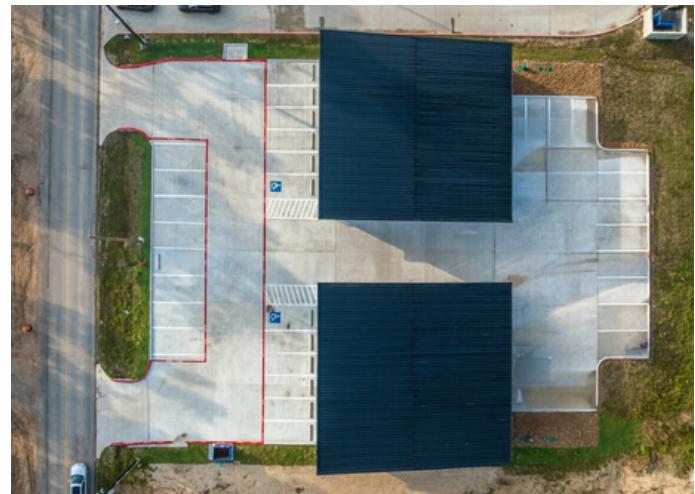
For sale at \$1,250,000 or for lease at \$18-\$20/sq ft +NNN

- Located on busy connector street from The Woodlands to Magnolia
- Interior upgrades underway.
- New photos coming soon!
- HVAC included
- 3,600 sq ft downstairs - available to occupy
- 1,200 sq ft upstairs - leased
- 14' roll-up door
- Shared easement allowing large trucks to access



Shelly Burke
Real Estate Agent
burkerealtyllc@gmail.com
(832) 795-7433

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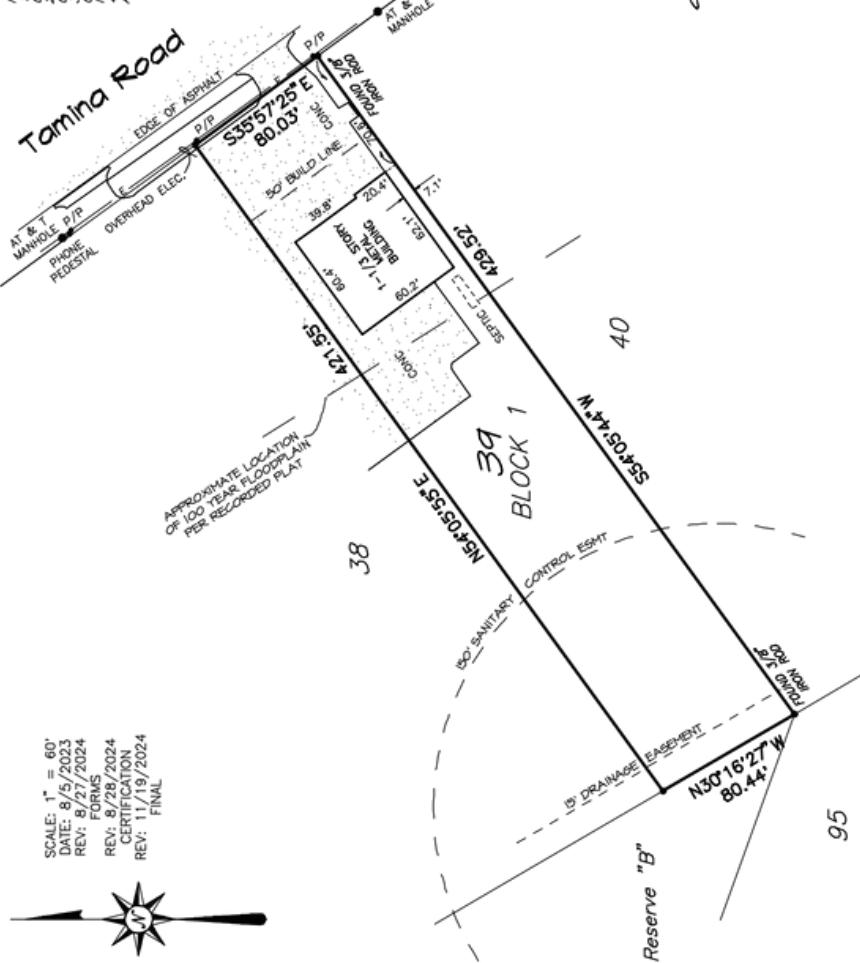
Situated ideally between The Woodlands and Magnolia with frontage on a busy street. Tamina Rd is currently undergoing major upgrades and will be 4 lane road with sidewalks. Est completion 12/25.



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NOTES:
 1. ALL BUILDING LINES AND EASEMENTS ARE PER THE RECORDED PLAT UNLESS
 OTHERWISE NOTED.
 2. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS AND 83' TEXAS
 CENTRAL ZONE STATE BLAINE 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. 483390C00006, 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 B, Sheet 1034 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 Warranty Co., G/F No. 26880099-H043, effective date August 1, 2024.

Jeffrey Farley, R.P.E.
Texas Registration No. 6071



LONE STAR
LAND SURVEYING & MAPPING
P.O. BOX 1598, MONTGOMERY, TEXAS 77356
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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:
 - 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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Shelly Burke	829113	burkerealtyllc@gmail.com	832-795-7433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date