

FIRST QUARTER 2026 LEASE SPECIALS!

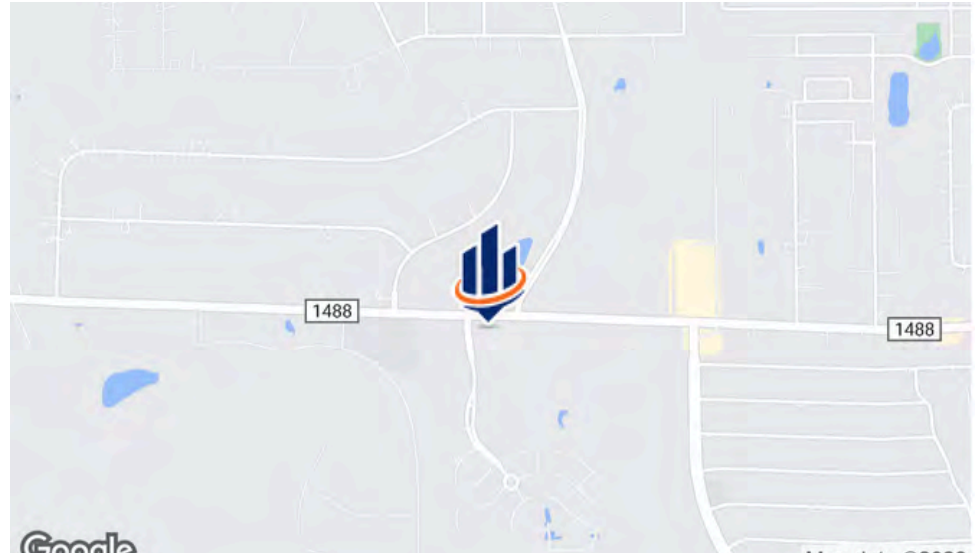


INDUSTRIAL/OFFICE SPACE FOR LEASE
LOCKAWAY 1488 BUSINESS PARK

8259 - 8269 FM RD 1488 | MAGNOLIA, TX 77354

9320 LAKESIDE BLVD | STE 250 | THE WOODLANDS, TX 77381 | 281-367-2220 | JBEARDCOMPANY.COM

Property Summary



PROPERTY HIGHLIGHTS:

- Office-warehouse spaces and co-working space with private storage available for lease.
- All spaces feature fully built-out office areas with high ceilings and beautiful finishes.
- Office-warehouse spaces from 2,925 SF to 5,038 SF.
- Single-tenant buildings and multi-tenant buildings.
- All office-warehouse spaces feature multiple private offices and/or conference room, break areas with fridge and microwave included, private restrooms, grade-level overhead doors, and slop sinks in the warehouse.
- Co-working spaces feature large private office space with direct access from parking lot plus additional private storage space. Common area in the co-working space features a break room with fridge and microwave, work room, and restroom.
- Co-working space rates includes electric, internet, and janitorial services.
- Lockaway FM 1488 Business Park is located off FM 1488, less than 1.5 miles west of FM 2978 intersection, in Magnolia, TX. Pylon signage available on FM 1488 (over 30,000 vehicles/day) at signalized entrance to the business park.

OFFERING SUMMARY:

LEASE RATE [INDUSTRIAL]	\$10.00 - \$14.00 SF/YR [NNN]
LEASE RATE [OFFICE]	\$1,000/MONTH [FULL SERVICE]
AVAILABLE SF	425 - 2,925 SF

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

TOTAL POPULATION	1,091	4,790	11,697
TOTAL DAYTIME POPULATION	3,550	14,239	35,278
AVG HOUSEHOLD INCOME	\$125,098	\$133,990	\$159,956
*Source: STDB 2026			



Available Spaces

CO-WORKING LEASE INFORMATION:

LEASE TYPE	FULL SERVICE
TOTAL SPACE [OFFICE]	850 SF

LEASE TERM	Negotiable
LEASE RATE [OFFICE]	\$1,000 / MONTH [FULL SERVICE]

AVAILABLE CO-WORKING SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8259 - A103	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.
8259 - A104	Office - Coworking	425 SF	\$1,000 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.

OFFICE/WAREHOUSE LEASE INFORMATION:

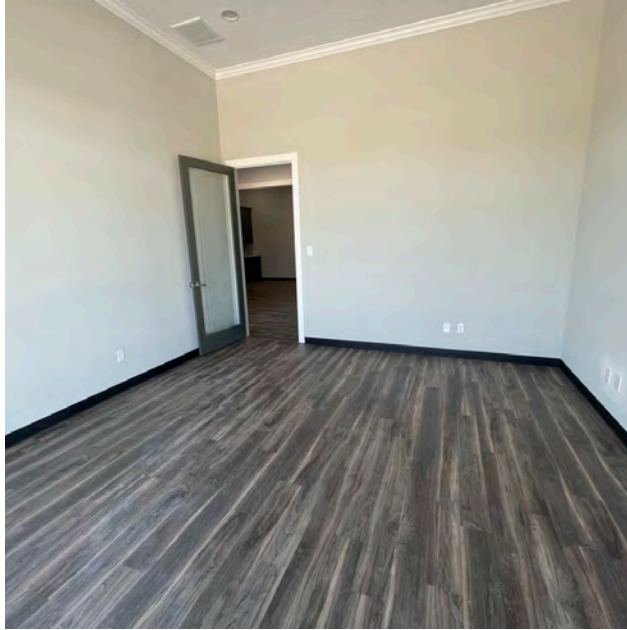
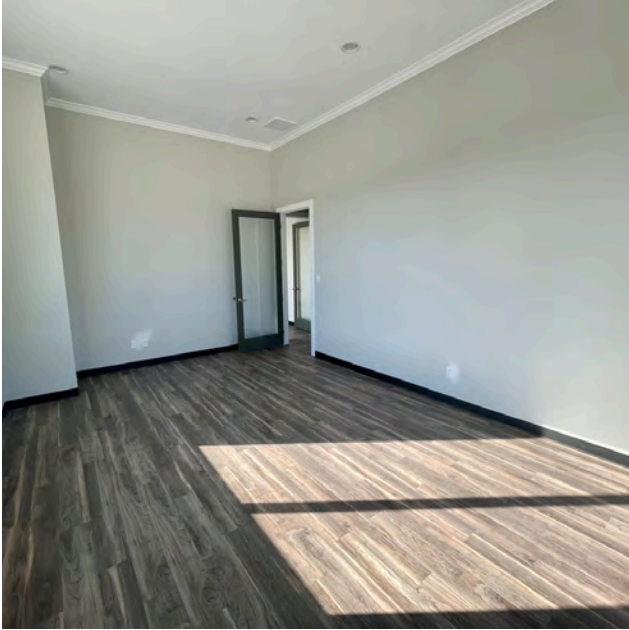
LEASE TYPE	NNN
TOTAL SPACE [INDUSTRIAL]	2,000 SF - 2,925 SF

LEASE TERM	Negotiable
LEASE RATE [INDUSTRIAL]	\$10.00 - \$14.00 SF/YR [NNN]

AVAILABLE OFFICE/WAREHOUSE SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8261 - A	Industrial - Warehouse	2,925 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 795 SF of office space. Lobby/Reception, large open office, break room, server/storage closet, and restroom. Climate-controlled warehouse with 14'x14' grade-level door.
8261 - C	Industrial - Warehouse	2,925 SF	\$13.00 SF/YR	NNN	Office/Warehouse with 795 SF of office space. Lobby/Reception, two offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8375 D	Industrial - Warehouse	2,000 SF	\$10.00 SF/YR	NNN	Warehouse space with three overhead doors (2 on the front and 1 on the side).

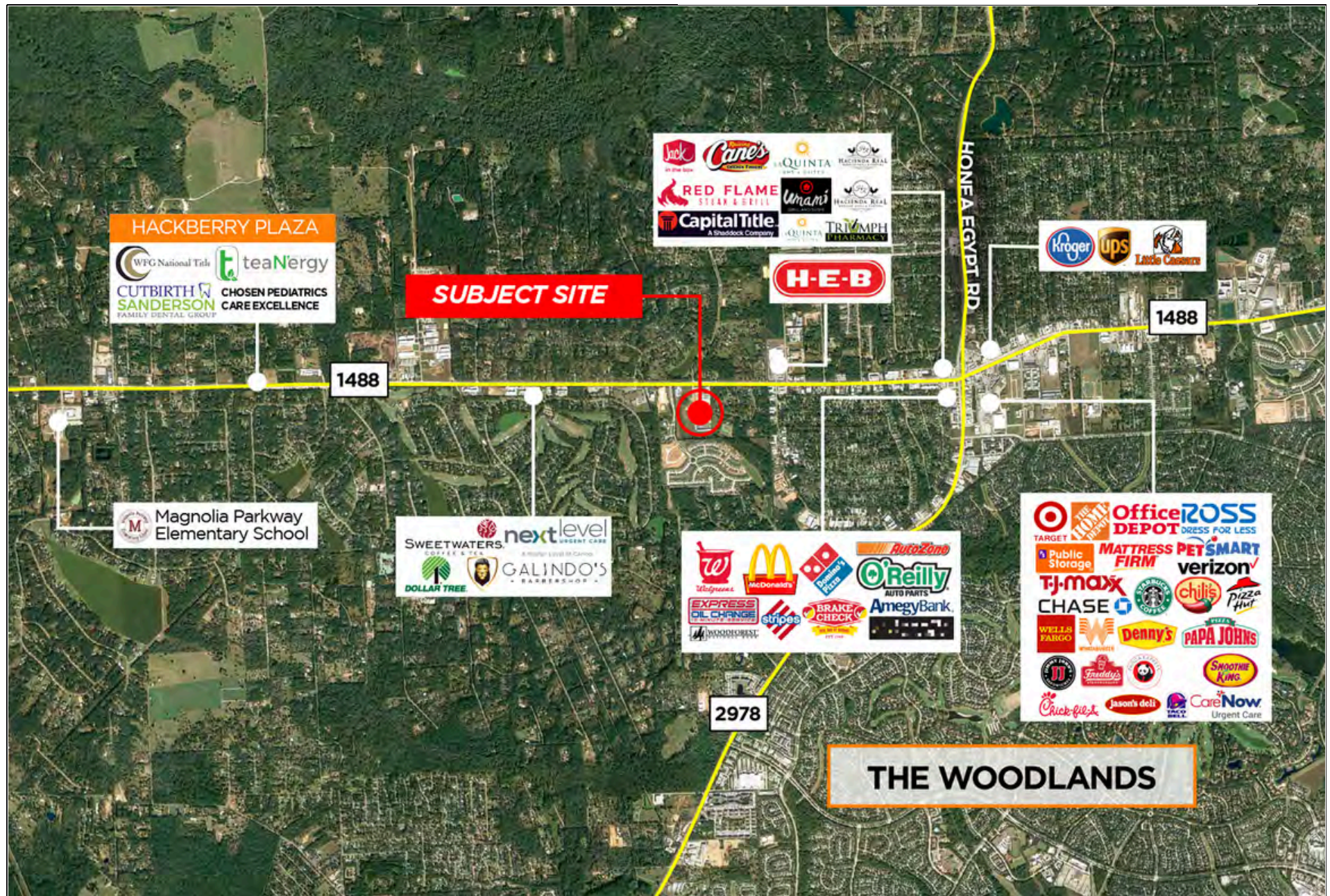
Property Photos - Co-Working



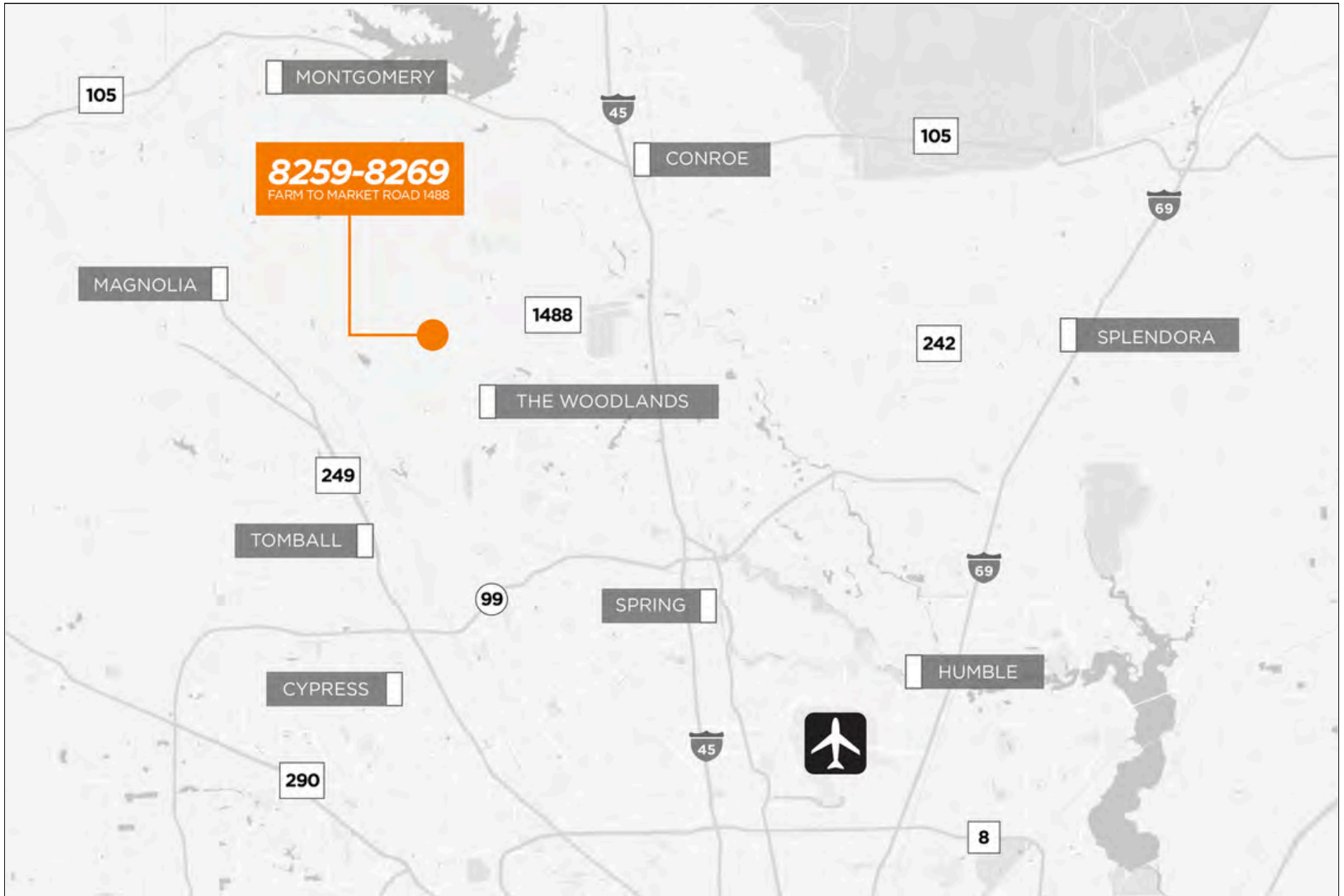
Property Photos - Office/Warehouse



Surrounding Trade Area



Property Location



Market Overview

MAGNOLIA MARKET HIGHLIGHTS



The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. The city is approximately 20 miles from both IH 45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

The city is located in southwest Montgomery County, nationally ranked as 7th in growth among U.S. counties. A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like ExxonMobil. At the crossroads of progress Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.

As the Hwy 249 extension comes to fruition, economic and residential growth is expected to follow in the southwest portion of Montgomery County. Greater Magnolia-area residents will gain easier access to the region and see a spike in economic development as they see the first Montgomery County main lanes of the long-awaited Hwy. 249 extension project open, stretching from Spring Creek to just south of FM 149 in Pinehurst. By 2022, drivers are estimated to save 16 minutes during evening peak traffic times when traveling northbound on the tollway from Spring Cypress Road to FM 1774 in Pinehurst instead of the Hwy. 249 frontage road, the traffic and revenue study shows. The time savings amount is expected to grow to 26 minutes by 2040, the study states.

The City is in close proximity to both the George Bush Intercontinental Airport serving the greater Houston area and several small general aviation airports, including D.W. Hooks Memorial Airport -an Intercontinental reliever airport and small jet facility. The 2010 U.S. Census shows Magnolia grew 25% in the last decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.

FOR LEASING INFORMATION:

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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.



11-03-2025

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date