



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## MODERN OFFICE SUITE FOR SALE

28789 HARDIN ST. RD. #220 | MAGNOLIA, TX 77354



## OFFERING SUMMARY

### SALE PRICE

\$329,000

### YEAR BUILT

2018

### PROPERTY TYPE

OFFICE

### BUILDING SIZE

1,350 SF

## PROPERTY HIGHLIGHTS

Now available for sale, Office Suite #220 offers 1,350 square feet of well-designed office space in a prime, convenient location. The layout includes a welcoming reception area, a breakroom with kitchen, a private conference room, and multiple generously sized offices—ideal for a variety of professional uses.

Positioned along a high-traffic corridor with strong visibility, this property provides easy access to surrounding residential neighborhoods and key commercial centers, making it a smart long-term choice for growing businesses.



# Aerial Map



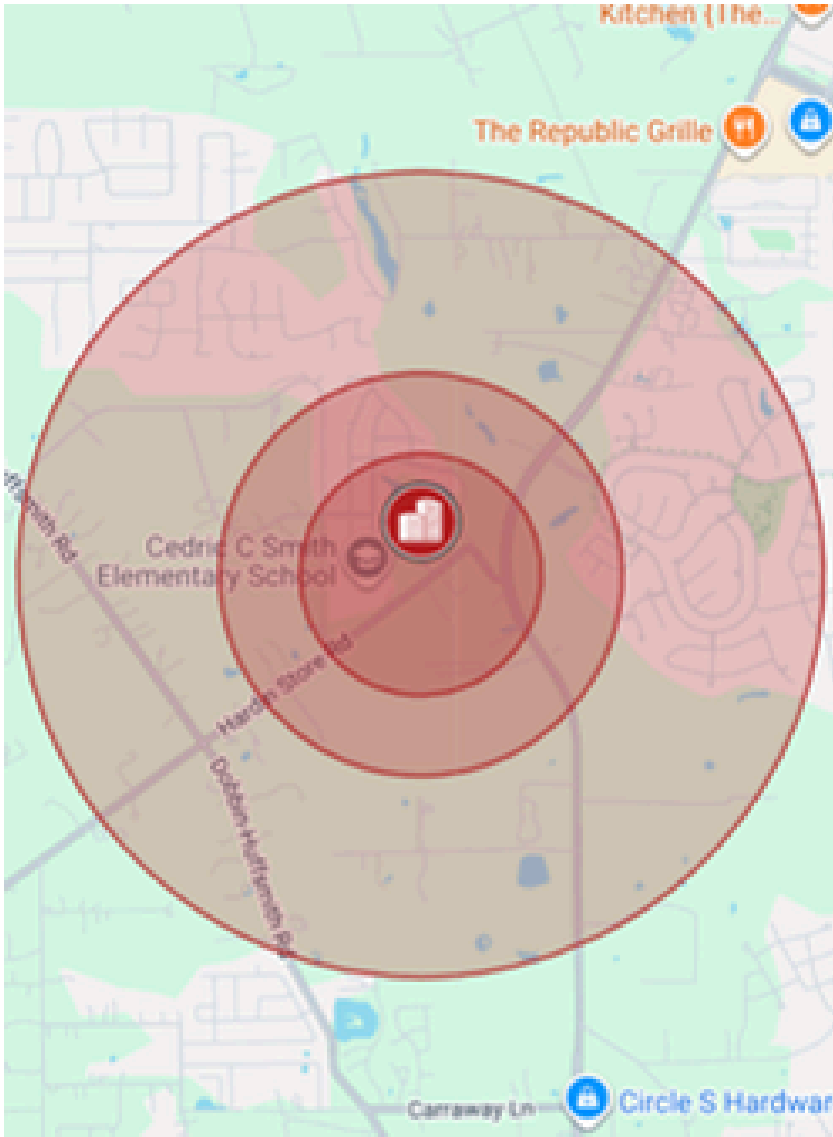


# Property Photos





# Demographics



Positioned in a well-established and growing area, 28789 Hardin Store Road offers a strategic location ideal for office and professional users. With convenient access to surrounding residential neighborhoods, retail services, and key roadways, the property provides a strong balance of accessibility, visibility, and long-term appeal.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	4,678	33,533	118,955
<b>Workday Population</b>	3,522	25,722	79,070
<b>Total household</b>	1,683	11,050	40,120
<b>Average household income</b>	\$142,568	\$191,326	\$189,573
<b>Average age</b>	37	37	38
<b>Male Population</b>	36	36	38
<b>Female Population</b>	38	37	39

Demographics data derived from AlphaMap



# Market Overview

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Magnolia, Texas and the surrounding northwest Montgomery County area continue to experience strong growth driven by population expansion, residential development, and increasing commercial activity. Positioned along key transportation corridors and within close proximity to The Woodlands, Tomball, and northwest Houston, Magnolia benefits from its accessibility to major employment centers while maintaining a semi-rural character that continues to attract new residents and businesses seeking space, affordability, and quality of life.

The area has experienced significant residential growth in recent years, with numerous master-planned communities and new housing developments contributing to sustained population increases. This ongoing residential expansion has strengthened demand for retail, medical, and service-oriented commercial uses, as well as supporting infrastructure improvements. As rooftops continue to grow, Magnolia's commercial market has responded with new development activity along major corridors, reflecting rising consumer demand and investor confidence.

From a real estate perspective, Magnolia benefits from limited existing commercial inventory relative to population growth, creating opportunities for new development and value-add investment. Strong demographic trends, combined with expanding residential density and a business-friendly environment, have fueled sustained interest from investors and owner-users alike. As the area continues to mature, Magnolia remains well-positioned for long-term value creation and stable investment performance within one of the fastest-growing submarkets in the Greater Houston region.





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