

OFFERING MEMORANDUM

1107 VIRGIE COMMUNITY
RD MAGNOLIA, TX 77354

Seize this rare opportunity to own
9 unrestricted acres in the highly
sought-after Magnolia, TX.



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PROPERTY SUMMARY

1107 Virgie Community Rd Magnolia,
TX 77354

SALE PRICE: \$500,000

LOT SIZE: 9 Acres

PROPERTY TYPE: Commercial, Residential,
Industrial/Development

Seize this rare opportunity to own 9 unrestricted acres in the highly sought-after Magnolia, TX. With easy access to 249, FM 2978, FM 1488, and just minutes from The Woodlands, this prime location offers endless possibilities—build a private estate, develop residential homes, use as commercial or hold as a smart long-term investment.



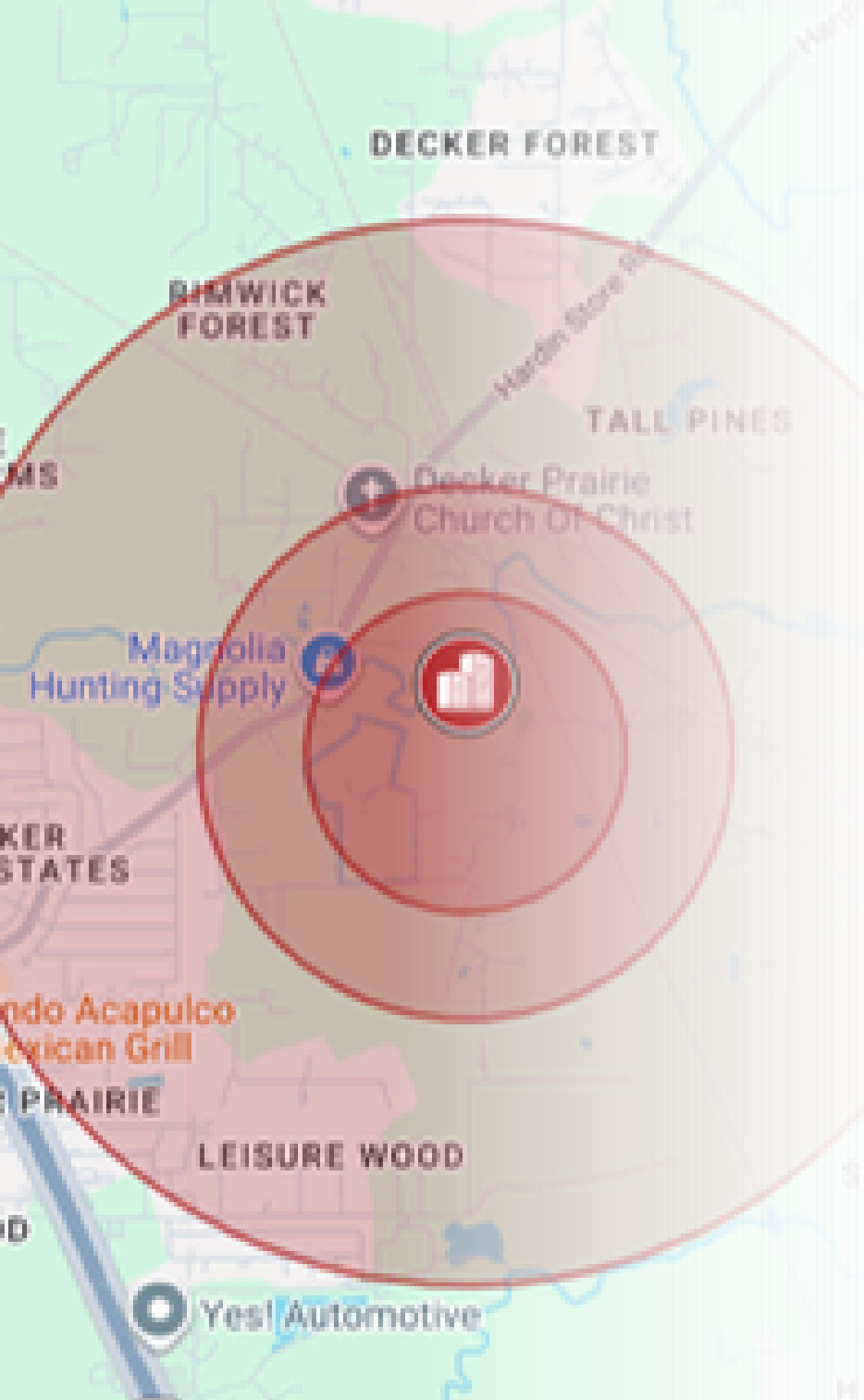
PROPERTY HIGHLIGHTS

Spacious 9-Acre Tract in Magnolia, TX – Ideal for Residential, Commercial or Investment

The land features a blend of open space and natural beauty, providing the perfect setting for your vision. Located in a rapidly growing area and zoned to Magnolia ISD, this property combines peaceful country living with convenience and growth potential. Don't miss your chance to secure acreage in one of Montgomery County's fastest-developing corridors.

- No Survey
- No Utilities



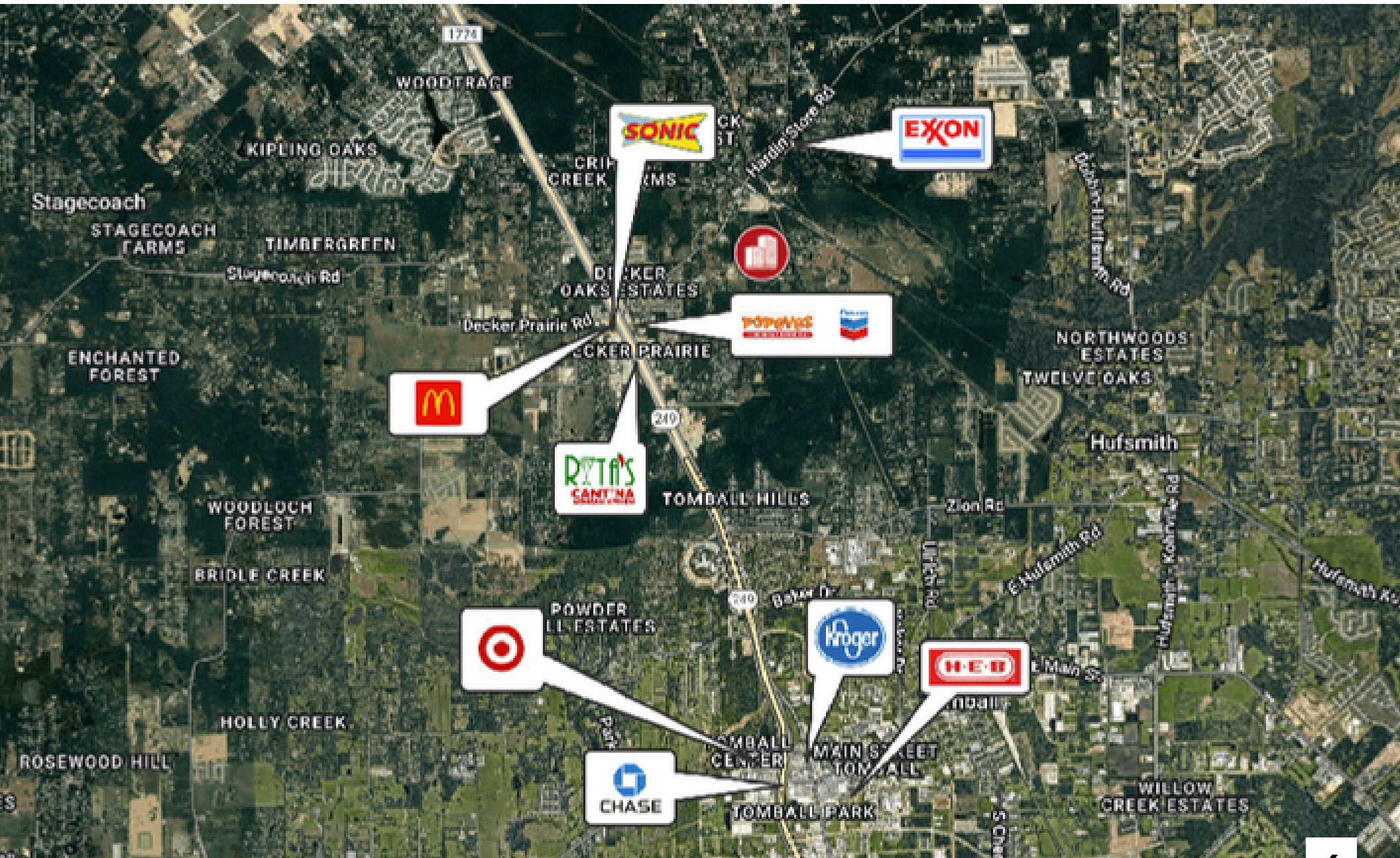


AREA OVERVIEW

This 9-acre property offers the perfect balance of privacy and accessibility. Located just minutes from 249, FM 1488 and FM 2978, the site provides easy access to The Woodlands, Tomball, and major thoroughfares connecting to Houston. Surrounded by natural beauty and growing residential developments, this location is ideal for those seeking space, tranquility, and proximity to city amenities—all within the desirable Magnolia ISD.

	0.3 Miles	0.5 Miles	1 Miles
Total households	33	140	989
Total population	101	423	3,010
Persons per household	3.1	3	3
Average household income	\$115,889	\$127,309	\$129,181
Average house value	\$305,514	\$360,210	\$360,398
Average age	35	37	36
Average age male	35	37	36
Average age female	35	37	36

RETAILER MAP





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ACCESS SECURE DOCUMENTS HERE

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