

FOR LEASE



Office - Flex - Industrial Space For Lease

28030 FM 2978 Rd | Magnolia, TX 77354

WILL MCGRATH
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COLIN SMITH
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LANDPARK

5858 Westheimer Rd, Suite 100
713.789.2200
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PROPERTY INFO



PROPERTY DESCRIPTION

Located along the highly traveled FM 2978 corridor in Magnolia, Texas, 28030 FM 2978 Road offers a flexible mix of office and flex/industrial space within an established business park serving the growing Magnolia, Tomball, and Montgomery County markets. Available suites range from approximately 1,191 SF to 4,168 SF and can accommodate a variety of professional, service, showroom, and light industrial users. The property features frontage opportunities along FM 2978, convenient access to surrounding population centers, and a strong existing tenant base. Ownership is actively engaged in the leasing process and committed to providing responsive management and tenant support.

SPACE AVAILABILITY

SUITE	SF	RATE (sf/yr)
101-102	1,191 - 4,168 SF; Office	\$18 NNN
104	2,357 SF ; Flex	\$14 NNN
107	2,112 SF; Industrial	\$14 NNN

POPULATION

	1 mile	3 miles	5 miles
2025 Population	4,412	40,452	126,771
2030 Population Projection	5,275	46,726	143,810

INCOME

	1 mile	3 miles	5 miles
Avg HH Income	\$151,924	\$154,174	\$162,703
Med HH Income	\$123,713	\$120,001	\$131,563

PROPERTY HIGHLIGHTS

- Prime Office, Flex, and Industrial Space with Excellent Visibility in Magnolia
- Excellent Visibility and Access Along FM 2978 Corridor
- Frontage Suites Available with Strong Exposure and Convenient Accessibility
- Multiple Configurations to Accommodate a Variety of Users
- Suites Available from Approximately 1,191 SF to 4,168 SF
- Monument and Building Top Signage Opportunities Available
- Located between Magnolia, Tomball, and The Woodlands in One of Montgomery County's fastest-growing corridors.
- Convenient Access to FM 1488 and Surrounding Montgomery County Markets
- Under New Ownership with Exterior Renovations Complete
- 12 x 12 Ft Grade Level Roll-Up Doors
- 16 Ft Eave Height

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PHOTOS



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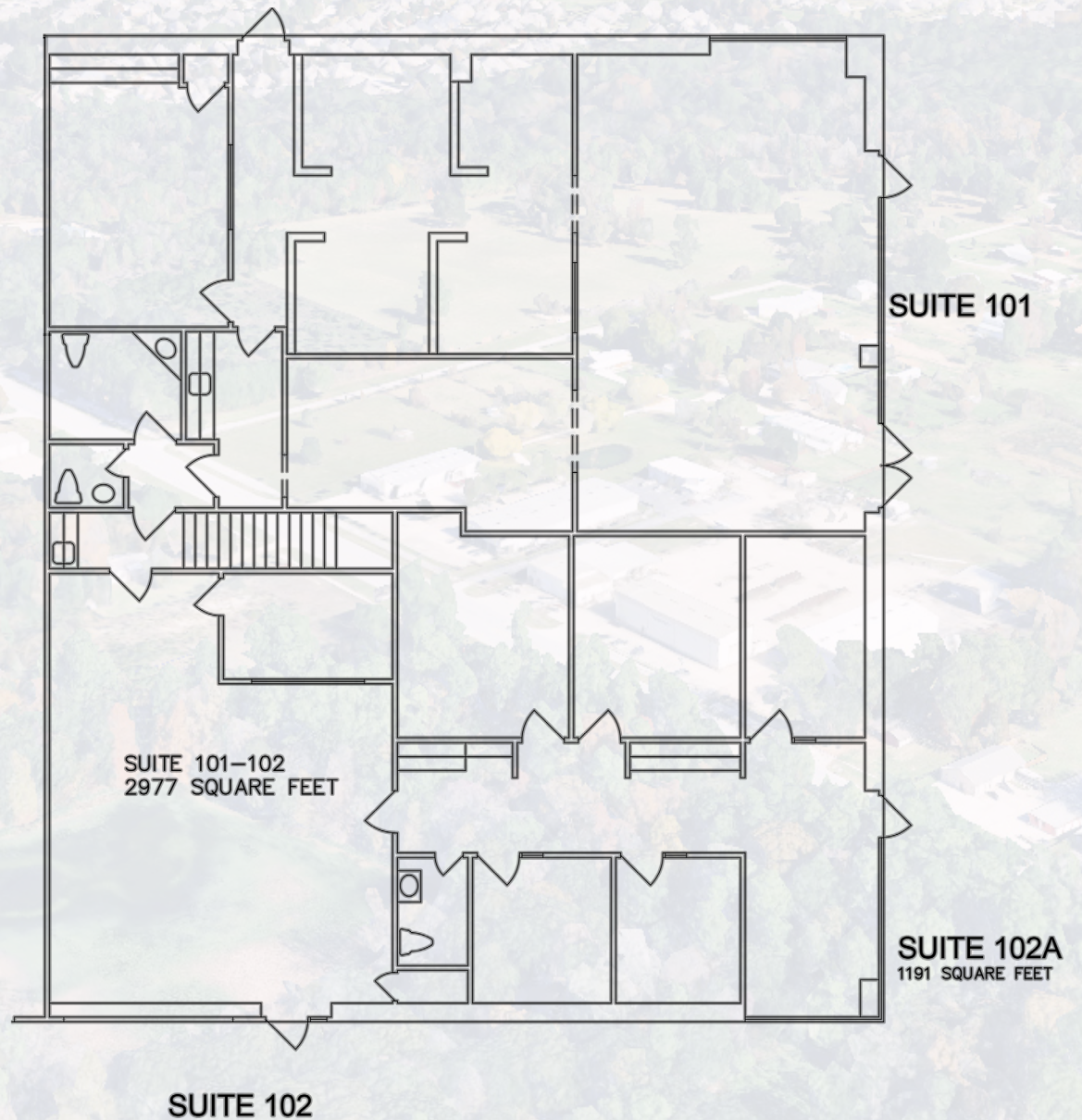
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FLOOR PLAN

Available Suite:

Suite 101-102 1,191 - 4,168 SF; Office



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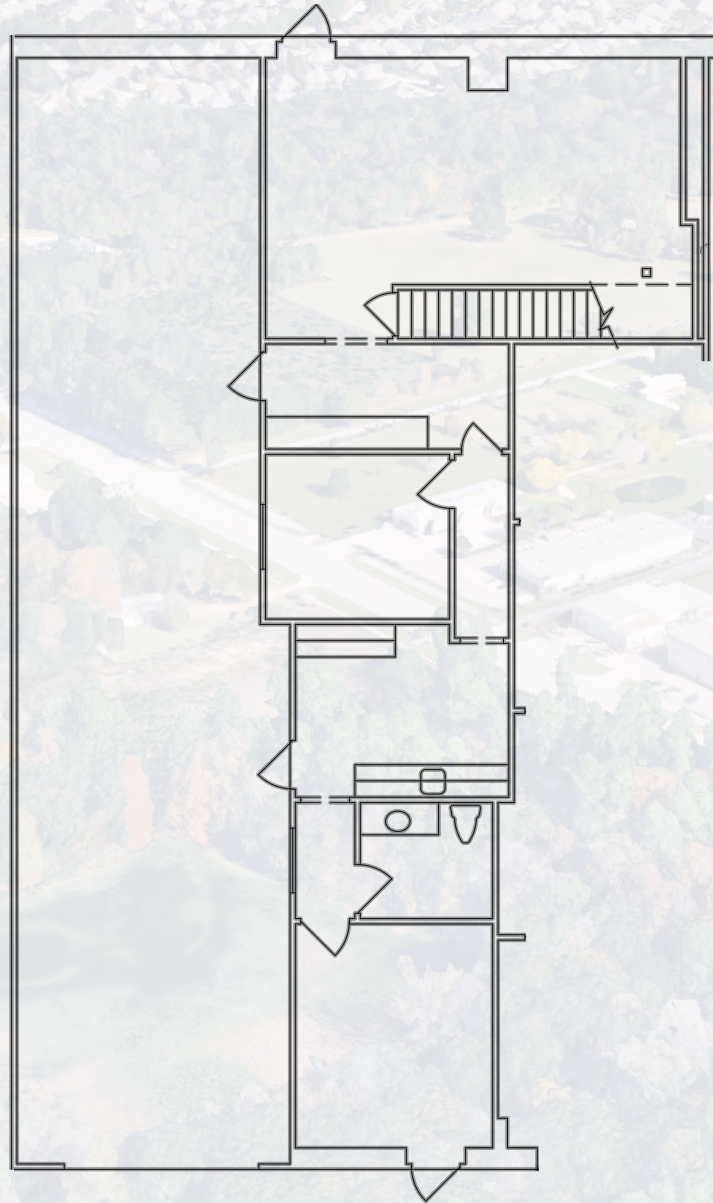
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Google Maps

FLOOR PLAN

Available Suite:

Suite 104 2,357 SF; Flex



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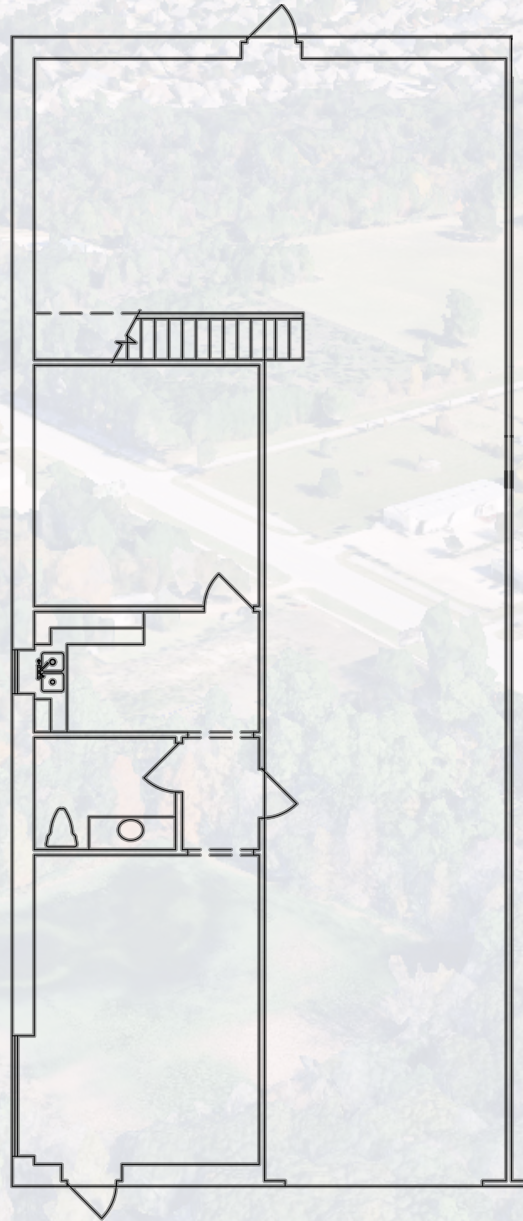
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FLOOR PLAN

Available Suite:

Suite 107 2,112 SF; Industrial



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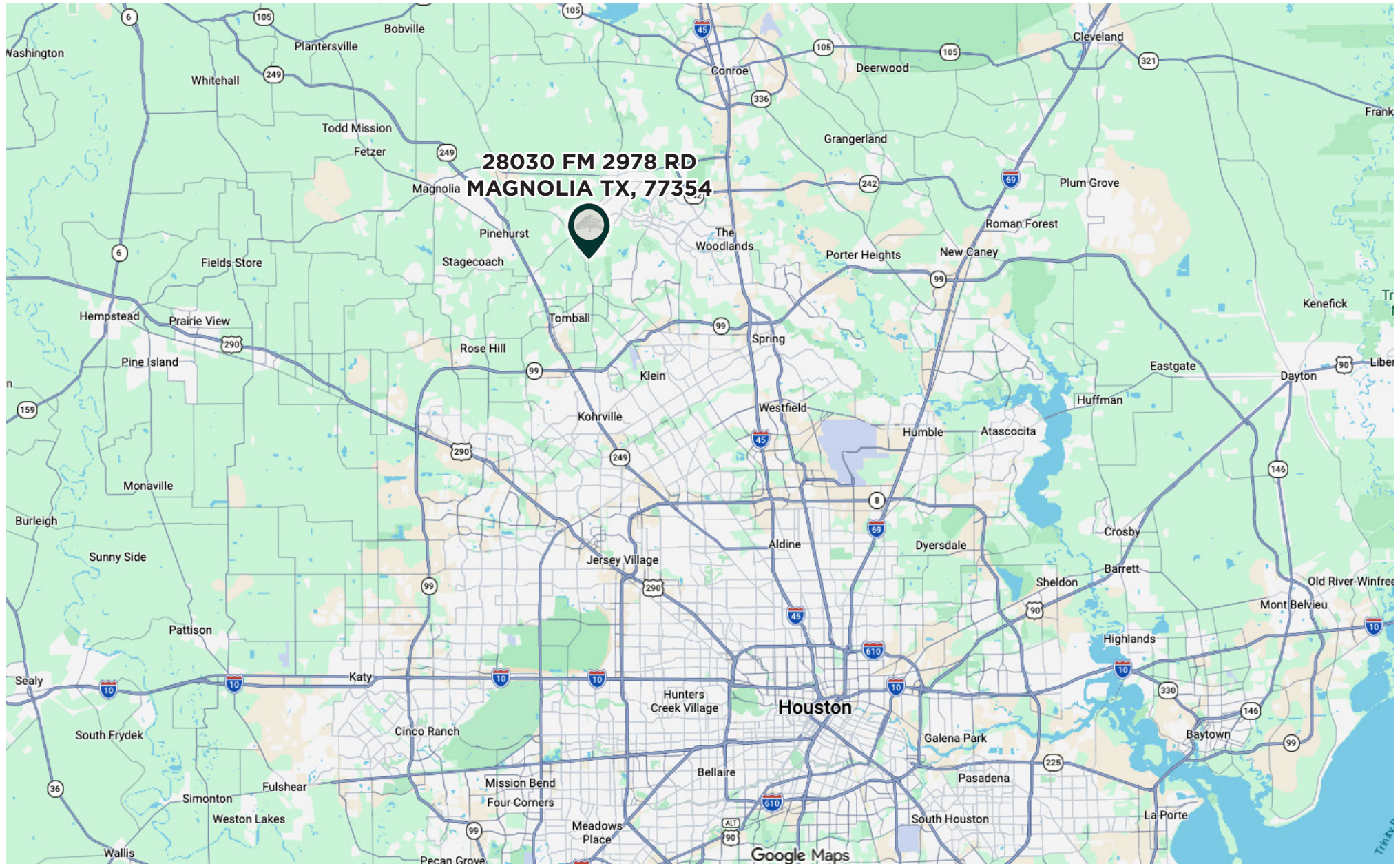
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Google Maps

MAP



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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. **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.

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.

LandPark Commercial	9007266	rholland@landparkco.com	(713) 789-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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William Allen McGrath	611273	wmcgrath@landparkco.com	(281) 822-6519
Sales Agent/Associate's Name	License No.	Email	Phone
Colin Smith	837395	csmith@landparkco.com	(936) 777-4302
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date