



Little Twig & FM 1488

Magnolia, TX 77354

Jeff Swearingen

Broker Associate

281-466-2880 X6

jeff@foldetta.com

**+/- 4.064 Acres
For Sale**



Little Twig & FM 1488

Magnolia, TX 77354



PROPERTY INFO

OVERVIEW

- +/- 4.064 Acres Available for Sale
- 349' Frontage on FM 1488
- Water and Utilities Available
- Population growth projected to be +/- 20% over the next 4 years
- Nearby Residential Developments:
 - 0.1 Mi from Magnolia Ridge
 - 0.61 Mi from Audubon
 - 2.3 Mi from Mill Creek

TRAFFIC

- 14,072 VPD @ FM 1488 & Kelly Rd
- 16,617 VPD @ FM 1488 & Ravenwood

Demographics	1 Mile	3 Mile	5 Mile
Population	904	5,215	12,494
Median HH Income	\$77,568	\$84,056	\$95,889
Median Home Values	\$420,270	\$383,420	\$441,766

Jeff Swearingen

Broker Associate

281-466-2880 X6

jeff@foldetta.com



Little Twig & FM 1488

Magnolia, TX 77354

LOCATION



Jeff Swearingen

Broker Associate

281-466-2880 X6

jeff@foldetta.com



Little Twig & FM 1488

Magnolia, TX 77354



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.

2-10-2025



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.

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.

<u>Foldetta Commercial</u>	<u>559790</u>	<u>ross@foldetta.com</u>	<u>(281)466-2880 X1</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Ross Foldetta</u>	<u>514192</u>	<u>ross@foldetta.com</u>	<u>(281)466-2880 X1</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Jeffrey Swearingen</u>	<u>706211</u>	<u>jeff@foldetta.com</u>	<u>(281)466-2880 X6</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Foldetta Commercial, 1544 Sawdust Road, Suite 190 The Woodlands TX 77380
Ross Foldetta

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Dallas, TX 75201

Phone: (281)466-2880 Fax: (281)844-6568

www.lwtf.com

IABS 1-1

IABS

