



38609 FM 1774

Magnolia, TX 77355

(832)-685-2739

FARID CHATUR

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Contact us for more information



FOR SALE



PROPERTY OVERVIEW

Approved for Gas Station - Corner Lot. IMST is Available upon request. The seller will also provide engineering drawings as part of the sale.



PROPERTY
HIGHLIGHTS

HIGHLIGHTS

- Land for sale.
- Approved for Gas Station - Corner Lot.
- IMST Available upon request.
- +/- 1.81 acres.
- Call for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	2,222	14,503
HOUSEHOLDS	761	4,863
MEDIAN AGE	38.90	38.30
MEDIAN HH INCOME	\$83,705	\$80,600
DAYTIME EMPLOYEES	537	4,585
POPULATION GROWTH '22 - '27	↑ 20.07%	↑ 19.26%
HOUSEHOLD GROWTH '22 - '27	↑ 20.07%	↑ 19.02%





TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
SUGAR BEND DR	MAGNOLIA BLVD	475	2022	0.11 MI
BEYETTE RD	MAGNOLIA BLVD	641	2022	0.51 MI
MAGNOLIA BLVD	OAK XING NW	14.211	2022	0.79 MI
N CRIPPLE	GALLERIA OAKS	897	2022	0.87 MI
FARM-TO-MARKET	SUGAR BEND DR	18.442	2020	1.05 MI
MAGNOLIA BLVD	SANDERS ST NW	17.068	2022	1.23 MI
MISTY MEADOW	FAWN LN NE	6,061	2022	1.34 MI
MISTY MEADOW	FAWN LN NE	4,348	2020	1.34 MI
ACKER ST	BUDDY RILEY	49	2022	1.47 MI
NICHOLS SAWMILL RD	COMMERCE ST NE	9,500	2022	1.51 MI

AERIAL VIEW

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An aerial photograph showing a mix of residential and commercial properties. A red location pin is placed on a building complex, with the text '38609 FM 1774' overlaid. The surrounding area includes several baseball fields, a swimming pool, and large green forested areas. A road runs diagonally across the middle of the image.



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**Going Above and Beyond To Find Your
Next Property**

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