



FOR LEASE

4181 MAGNOLIA PKWY

PEARLAND, TX 77584

OFFERING SUMMARY

Available SF:	23,370 SF
Lease Rate:	\$11.50 SF/yr
OPEX:	\$4.00 SF/yr NN
Power:	600a, 3p
Clear Height:	12 Ft.

PROPERTY DESCRIPTION

4181 Magnolia Parkway is an Industrial Office Warehouse building consisting of +/- 23,370 SF which includes approximately 4,720 SF of office and production area and 17,570 SF of warehouse in main area and an additional metal building that is 1,080 SF with a 14 FT roll up door. The office is climate controlled and the warehouse has climate controlled capabilities. This Subject Property sits on 7.5 acres and roughly 2.2 acres is secured fenced, with an auto access gate and has roughly 500 FT of frontage on Magnolia Parkway with easy access from Hwy 35. The property lies within Pearland's M1-Light Industrial Zoning District and is surrounded by multiple industrial users. Contact Listing Broker Michael Gage.

For More Info:

MICHAEL GAGE
Direct: 832.915.1000
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mgage@zann.com

Zann Commercial Brokerage, Inc. | 17225 El Camino Real, Suite 446, Houston, TX 77058 | 281.280.8088

zann.com

The information contained herein has, we believe, been obtained from reasonable and reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All information is submitted subject to errors, omissions or changes in conditions, prior sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.



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LOCATION DESCRIPTION

Located just half a mile west of Hwy 35 and Magnolia Parkway intersection and 6 miles east of Hwy 288. Both highways are easily accessed via Magnolia Parkway. The site is only 1.2 miles south of Broadway St. This location is strategically located to serve greater Houston area as well as the broad south Brazoria County region.

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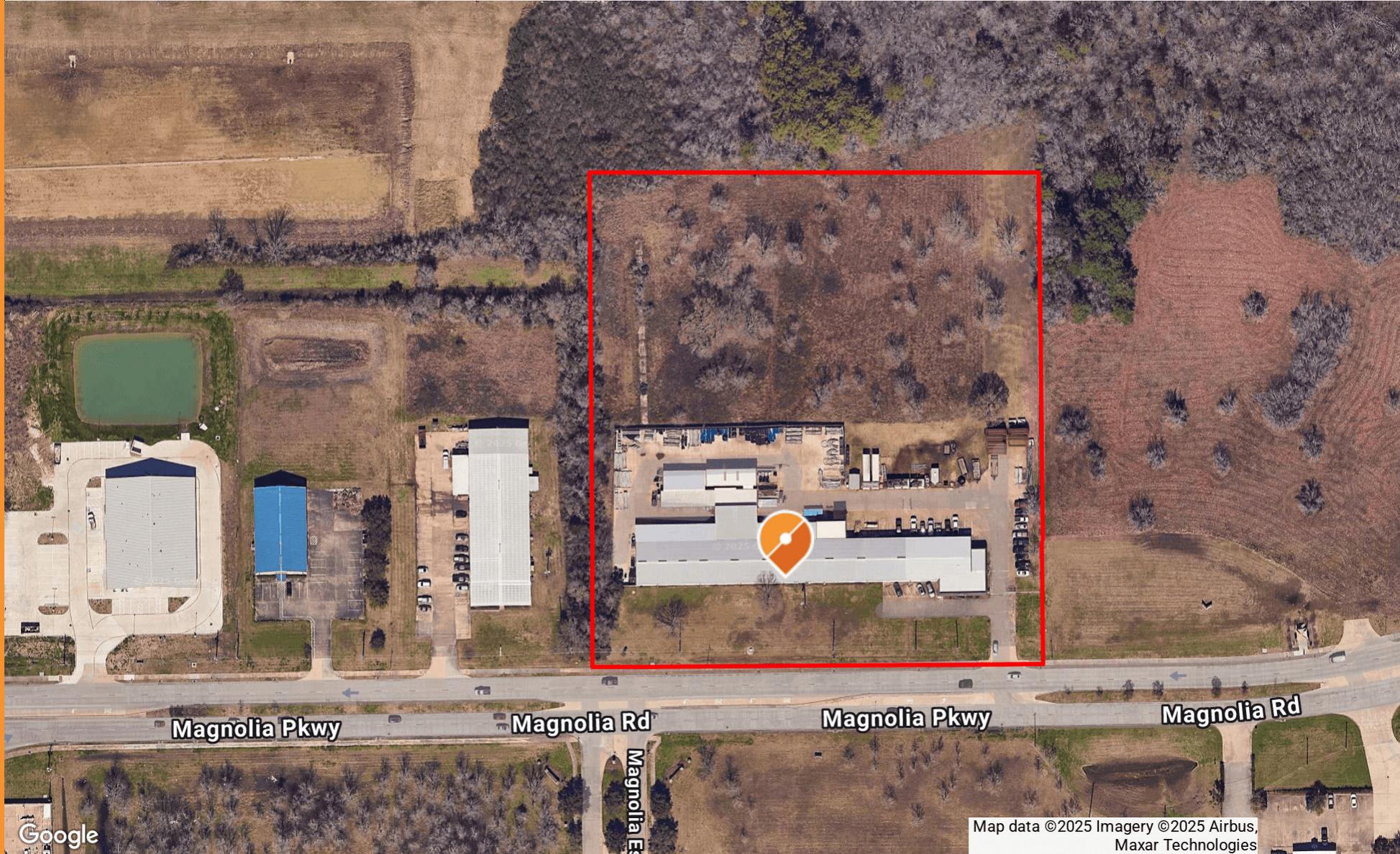
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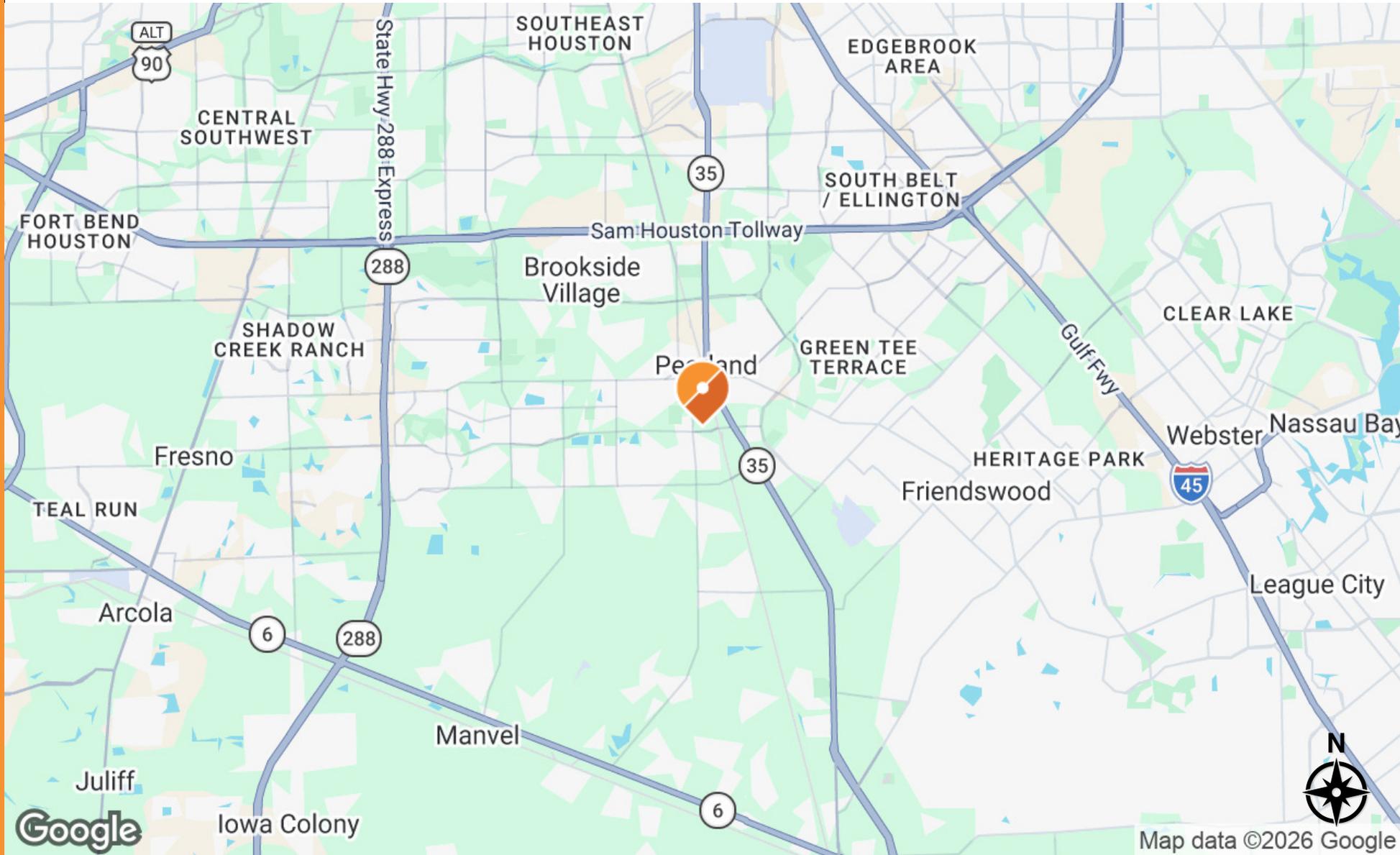
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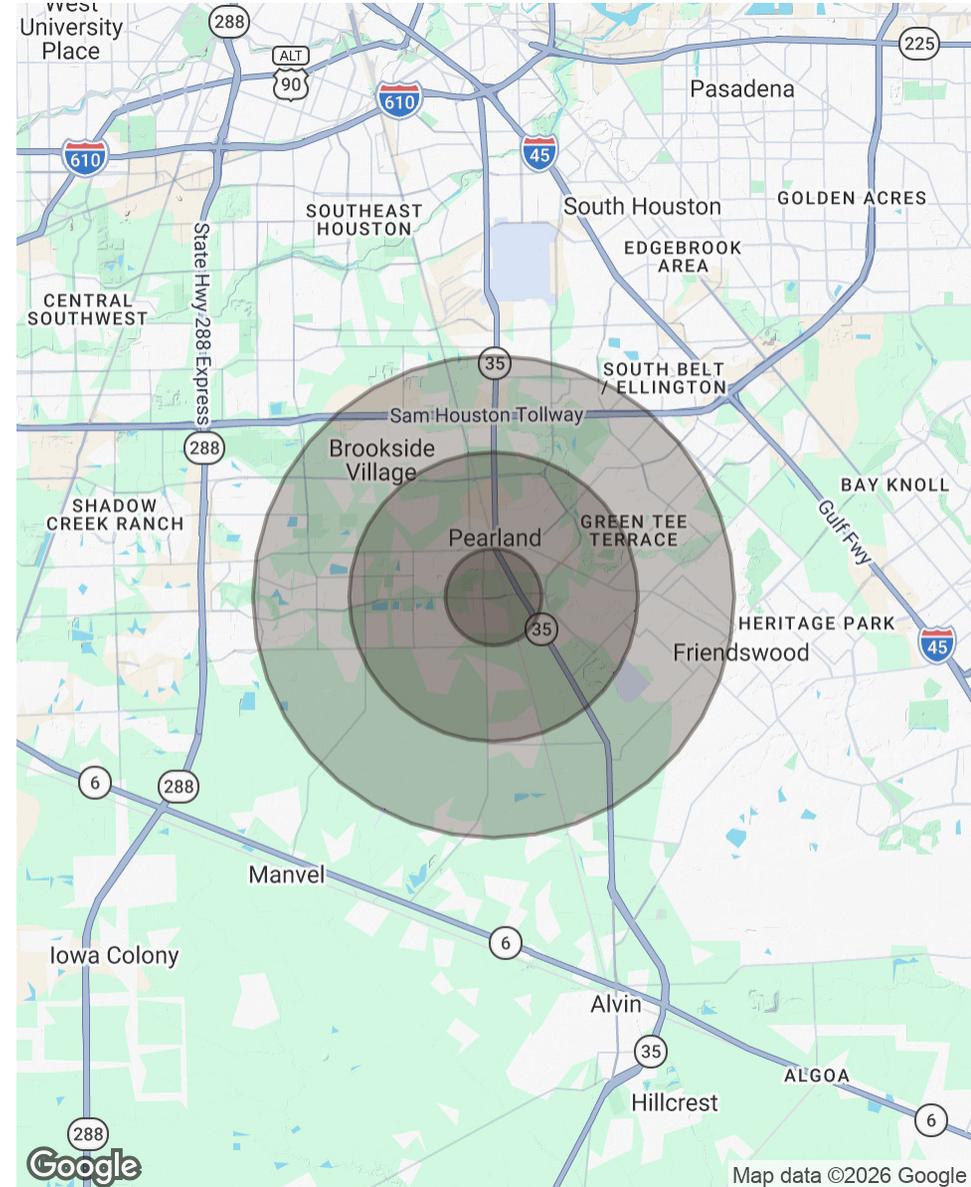
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,381	59,351	137,506
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,319	19,815	45,678
# of Persons per HH	3.1	3	3
Average HH Income	\$118,411	\$138,670	\$133,292
Average House Value	\$359,044	\$372,809	\$374,457

Demographics data derived from AlphaMap



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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.

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.

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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Gage	-	mgage@zann.com	281.280.8088
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date