Retail Opportunity

9511 FM 1488, Magnolia, TX 77354

Windcrest Village Square - Phase I

ALISON COMMERCIAL GROUP
By: KW Commercial
920 South Fry Road Katy, TX 77450
Each Office Independently Owned and Operated

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Property Overview

Property Address: 9511 Farm to Market Road 1488, Magnolia, TX 77354
Building Size: 20,255 SF
Land Area: 2.45 Acres
Occupancy: 100%
Year Built: 2019
Units: 5
Asset Type: Multi-tenant retail shopping center

Property Highlights:

- Retail center with frontage on FM 1488, one of the fastest-growing corridors north of Houston, approximately 15 minutes from The Woodlands
- Diverse mix of medical, dental, food, and service retail with staggered lease expirations through 2036
- Average household income exceeding $150,000 within a 3-mile radius, one of the most affluent suburban trade areas in the greater Houston MSA
- Magnolia's population grew 147% from 2020–2024, with a median family household income of $104,028, driven by master-planned community development and proximity to The Woodlands employment base

Aerial Photo

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Investment Highlight

Offering Price: $6,077,503.30 | **Price PSF:** $300.10

Cap Rate: 6.5%

Occupancy: 100% | Number of Units: 5

NOI: $395,037.72

Rent Roll

20,255	5	100%	$32,919.81	$11,072.57	$43,992.38
BUILDING SF	TOTAL UNITS	OCCUPANCY	MONTHLY BASE RENT	MONTHLY NNNS	TOTAL MONTHLY

LEASE #	UNIT	SIZE (SF)	TENANT	LEASE START	LEASE END	PSF/YR	BASE RENT/MO	NNNS/MO
1	100	1,896	Sweetwaters Coffee & Tea (H&A Cafes, Inc.)	04/24/2019	04/30/2029	$27.00	$4,692.60	$1,002.34
2	110-200	3,165	Galindo Barbershop	04/01/2024	03/31/2031	$23.00	$6,066.25	$1,493.96
3	300-900	10,051	Dollar Tree Store #8255	12/01/2019	02/28/2030	$11.50	$9,632.21	$4,894.79
4	1000	2,730	RA Oracare Dentist PLLC	02/27/2026	08/30/2036	$29.00	$6,597.50	$2,304.57
5	1100	2,413	Next Level Urgent Care	06/22/2021	09/29/2031	$29.50	$5,931.25	$1,376.91
Portfolio Total		**20,255**	**5 Units / 100% Occupied**	—			**$32,919.81**	**$11,072.57**

Photos

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Demographics

DEMOGRAPHIC SUMMARY

9511 FM 1488 Rd, Magnolia, Texas, 77354

Ring of 3 miles

KEY FACTS

28,112
Population

38.1
Median Age

9,771
Households

$100,763
Median Disposable Income

EDUCATION

4.4%
No High School Diploma

18.8%
High School Graduate

21.2%
Some College/ Associate's Degree

55.7%
Bachelor's/Grad/ Prof Degree

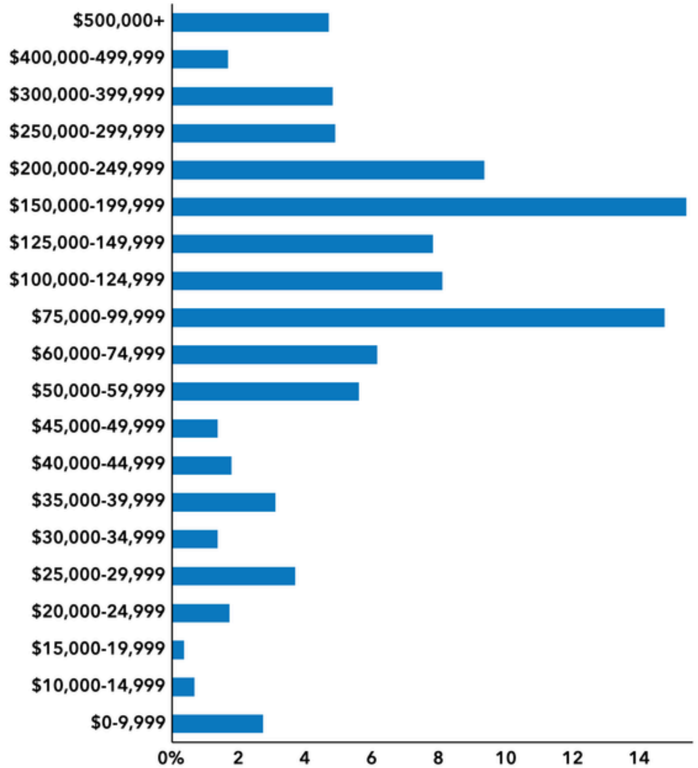
INCOME

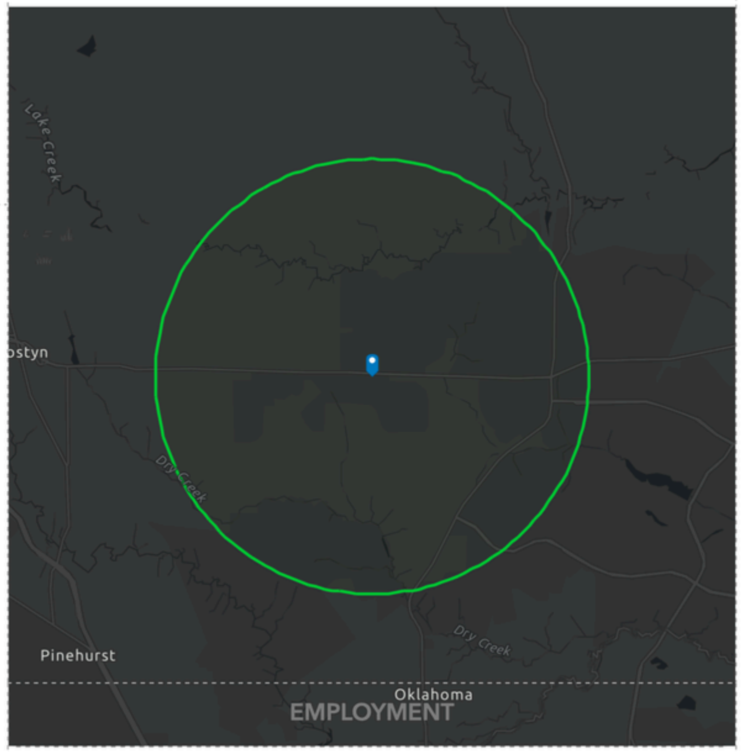
$120,080
Median Household Income

$54,943
Per Capita Income

$529,849
Median Net Worth

HOUSEHOLD INCOME





EMPLOYMENT

73.9%
White Collar

16.5%
Blue Collar

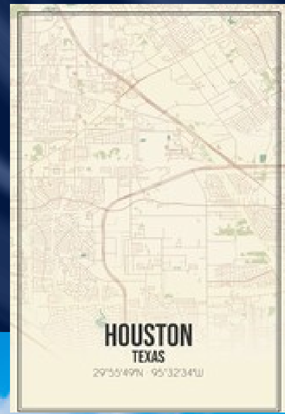
10.9%
Services

2.7%
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Houston Market

For the first time in a decade, Houston ranks among the top 10 markets in ULI's "Emerging Trends in Real Estate" report — a clear testament to the city's momentum as a hub of growth, opportunity, and investment. Known for its innovation and resilience, Houston has cemented its place as a leading player on national and global stages. This dynamic market, fueled by rapid population growth and economic diversity, is generating strong demand in retail and land development.



Houston's population exceeds 7 million, making it the fourth-largest metropolitan area in the U.S. and one of the fastest-growing. In 2023, Houston recorded the second-largest year-over-year population increase among major U.S. metros. This influx drives demand for retail spaces that are accessible, visible, and tailored to the evolving behaviors of consumers.

Retail centers offering experiential shopping and convenient access attract both tenants and investors. Land acquisition and development remain fundamental to Houston's growth and development. Infrastructure improvements and expanding suburbs have opened areas ripe for commercial, medical, entertainment, and retail projects.

Houston's economic diversification, with 26 Fortune 500 companies headquartered here and a strong presence in energy, healthcare, logistics, and manufacturing, adds stability and fuels continuous commercial real estate activity. This, coupled with a growing workforce and improving infrastructure, keeps Houston's retail and land sectors attractive to investors seeking sustainable growth.

At Alison Commercial Group, we leverage deep local knowledge and a results-driven approach to help clients capitalize on these market dynamics and achieve their investment goals

Meet the Team & Professional Bio

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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

11-2-2015

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.

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date