

**Properties for Sale**

**1** 26205 FM 2978 Rd, Magnolia, TX 77354



**Property Details**

Price	\$799,000
No. Unit	0
Rentable Building Area	2,880 SF
Total Lot Size	3.89 AC
Property Type	Flex
Property Sub-type	Light Distribution
No. Stories	1
Building Class	C
Year Built	1997
Status	Active

**Broker Information**

 Tim O'Neill  
 (713) 289-0499

Property Notes

**Sale Notes**

3.88 acres with 328 ft of frontage in a fantastic location just 3.9 miles south of Woodlands Parkway. Close to FM 1488, Grand Parkway, Creekside, etc. Has +-3000 sf metal building that needs some work but would be great for an office building or small manufacturing business. Or tear down and build to suit. Unrestricted.

**Highlights**

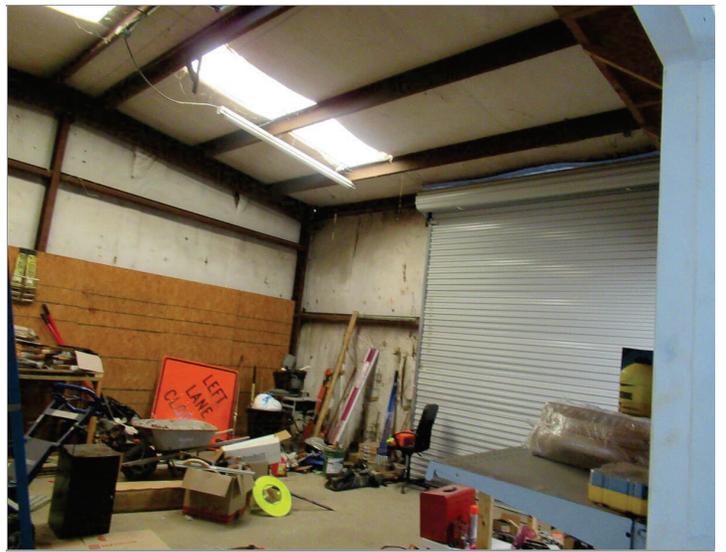
HIGHLY TRAVELED 4 LANE ROAD WITH MIDDLE TURN LANE.

TWO CURB CUTS IN PLACE

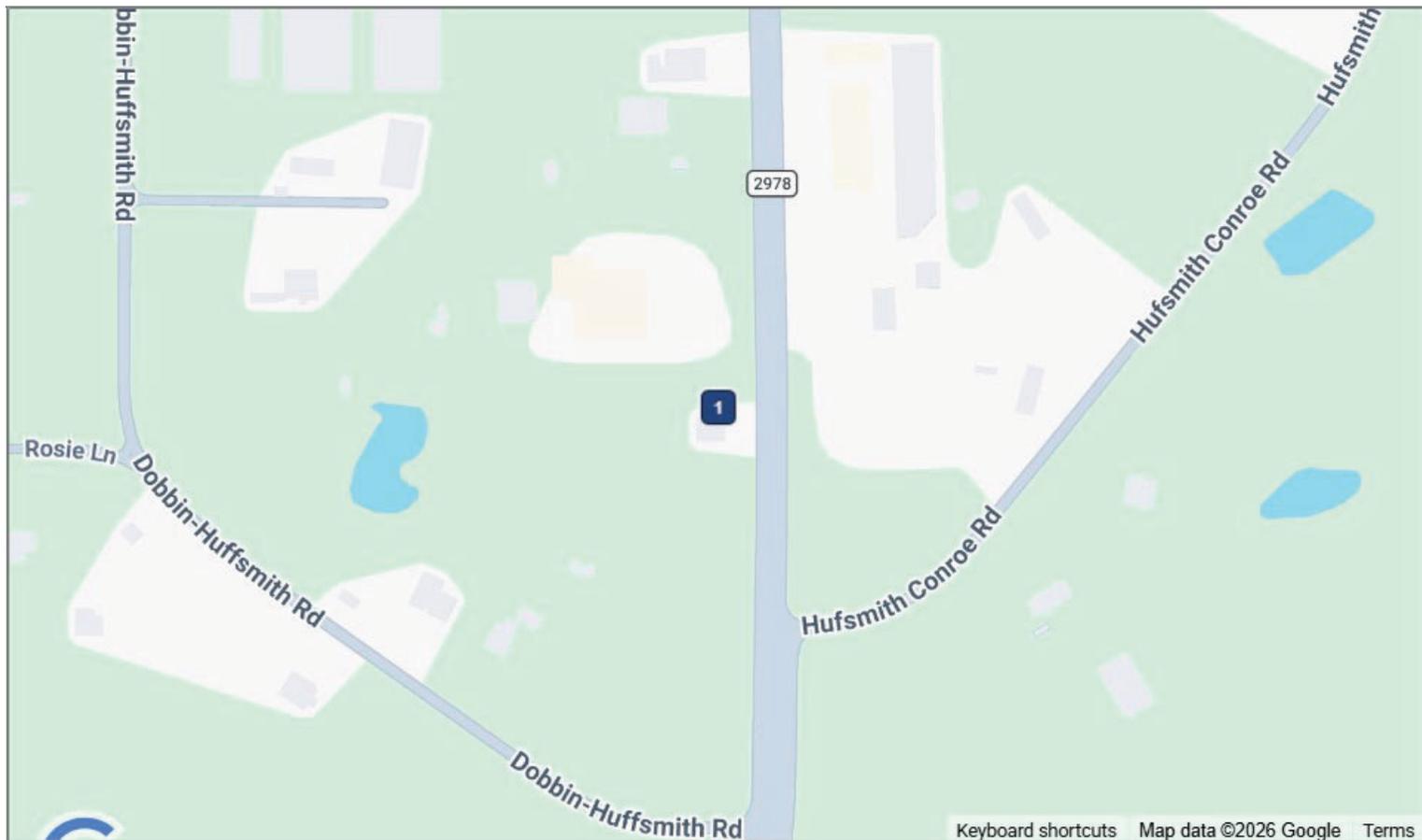
MINUTES FROM THE WOODLANDS AND FM 1488

**Photos**





Map



**1** 26205 FM 2978 Rd  
Magnolia, TX 77354

---