



WOODLANDS CROSSING

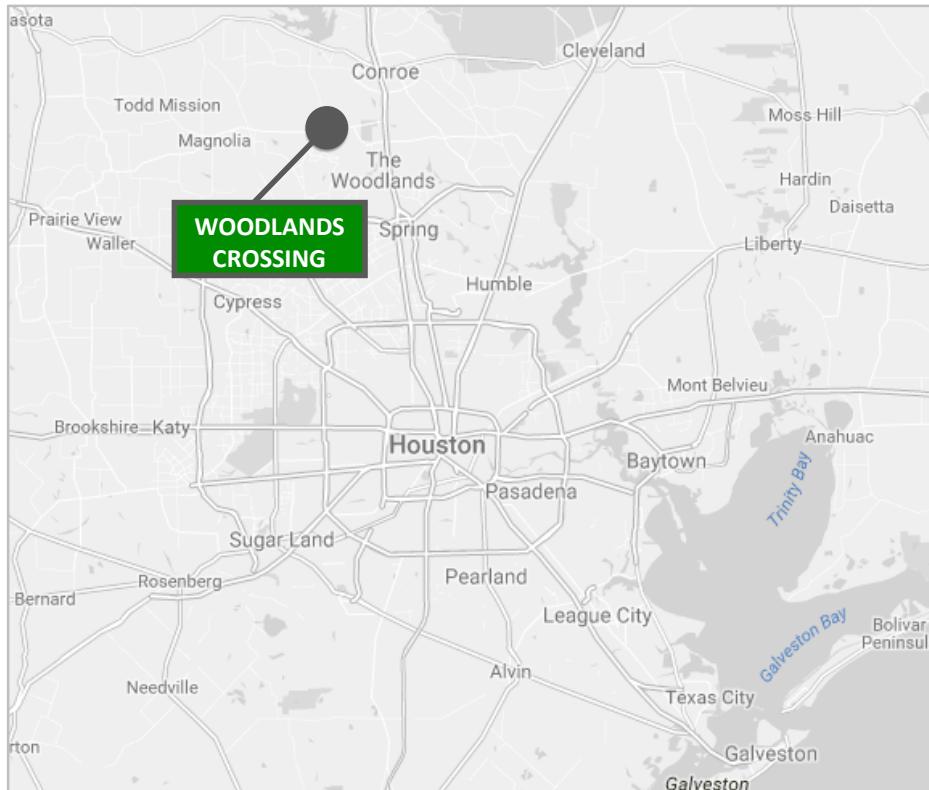
SEC OF FM 1488 & EGYPT LN

6209 FM 1488, MAGNOLIA, MONTGOMERY COUNTY, TX 77354

FOR LEASE

STEVEN T. STONE | KM REALTY

steven@kmrealty.net | 713.275.2601



HIGHLIGHTS

- + Hard Corner of Signalized Intersection
- + Excellent Visibility & High Daytime Traffic
- + Cross Access to Home Depot and Adjacent Pads
- + Desirable Co-Tenants
- + Close Proximity to FM 2978, The Woodlands, Woodforest, and Del Webb's The Woodlands

DESCRIPTION

Size: 10,970 SF Retail Center on 1.265 AC Land
Built: 2013
Parking: 77 Spaces (7.02 Spaces per 1,000 SF)
Addtl: Monument Sign; Excellent Access
Mgmt: STR Realty

NOTABLE CO-TENANTS

The logo for Castle Dental features the word "Castle" in a large, bold, blue serif font, and "Dental" in a smaller, bold, blue sans-serif font. To the left of "Castle" is a blue heart-shaped icon with a white outline.The logo for Schlotzsky's Austin Eatery features the word "Schlotzsky's" in a large, bold, black sans-serif font, with a registered trademark symbol (®) at the end. Below it, the words "AUSTIN EATERY" are written in a smaller, orange, stylized font.

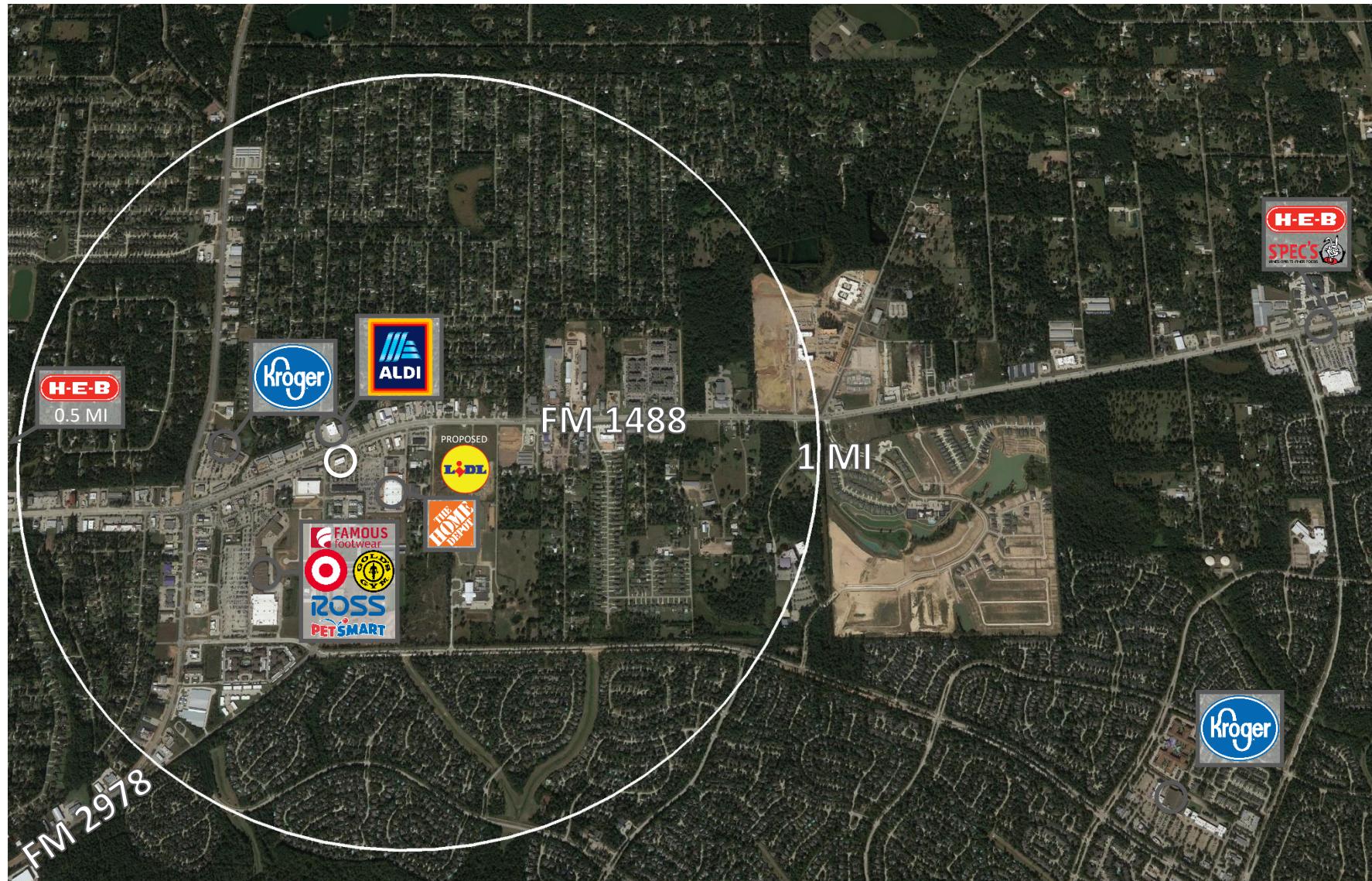
SATELLITE IMAGERY



SIZEABLE RETAILERS IN 1MI

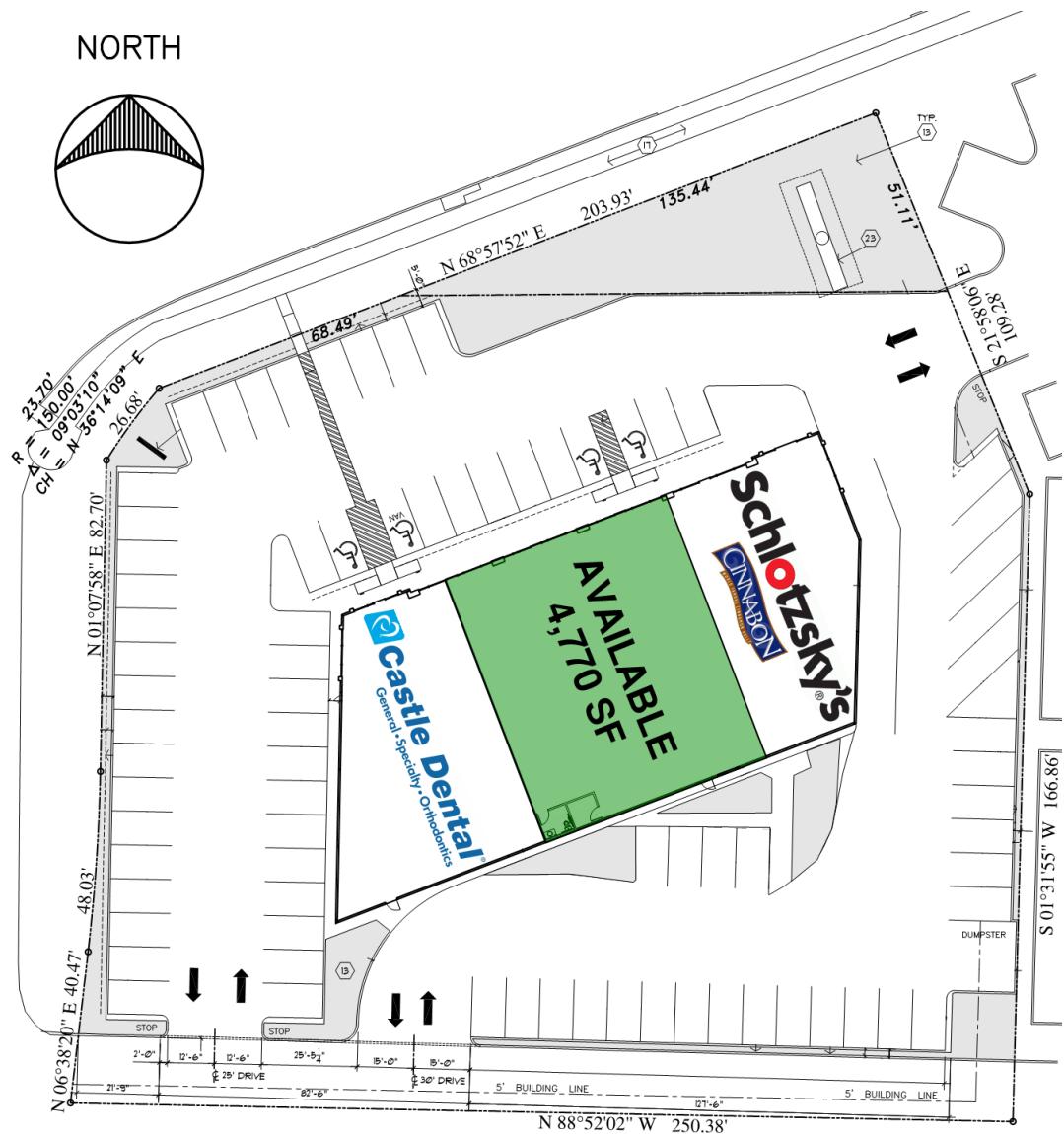
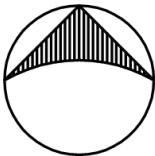


SATELLITE IMAGERY



SITE PLAN

NORTH



TENANT KEY

#	Tenant	SF
A	Castle Dental	3,300
B	AVAILABLE	4,770
C	Schlotzsky's	2,900



DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	7,395	39,124	108,696
2024 Population	8,327	44,205	124,128
Est. 5yr Growth	12.60%	12.99%	14.20%
Average Age	36.60	36.70	37.20

2019 Population by Race

White	6,676	35,279	97,574
Black	160	914	2,564
Am. Indian & Alaskan	49	235	673
Asian	324	1,895	5,778
Hawaiian & Pacific Island	14	63	149
Other	171	738	1,966

Households

2019 Total Households	2,556	13,059	36,660
HH Growth 2019 - 2024	12.48%	12.91%	14.09%
Median Household Inc	\$126,009	\$130,740	\$124,371
Avg Household Size	2.90	3.00	3.00
2019 Avg HH Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$295,725	\$348,201	\$342,978
Median Year Built	2001	2001	2002

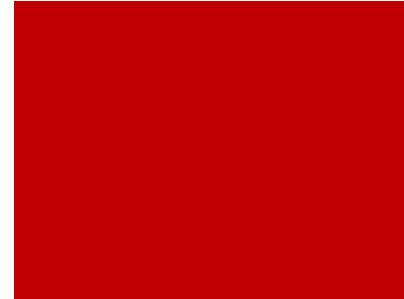
Employment

Daytime Employment	3,608	10,140	17,668
--------------------	-------	--------	--------

TRAFFIC COUNTS



Sources: 2016 and 2017 TXDOT AADT; CoStar



EXCLUSIVE LEASING BROKER

Steven T. Stone
Executive Vice President, KM Realty
713.275.2601 | steven@kmrealty.net

KM Realty | Leasing
7500 San Felipe St, Suite 750
Houston, Texas 77063

INFORMATION PRESENTED

The information contained herein was obtained from sources
deemed reliable; however, no guarantees, warranties or
representations as to the completeness or accuracy thereof. The
presentation of this real estate information is subject to errors;
omissions.



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.

AS 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 AN 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 AN 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 seller or seller's agent.

AS AN 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.

KM Realty Management, LLC 530124 randy@kmrealty.net 713.690.1093
 Licensed Broker /Broker Firm Name or
 Primary Assumed Business Name

Steven Stone 618279 steven@kmrealty.net 713.275.2601
 Designated Broker of Firm

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

Buyer/Tenant/Seller/Landlord Initials

Date