

Woodtrace Boulevard
going from
US 249 to FM2978
Completion estimated
2027

THE COMMERCIAL
PROFESSIONALS

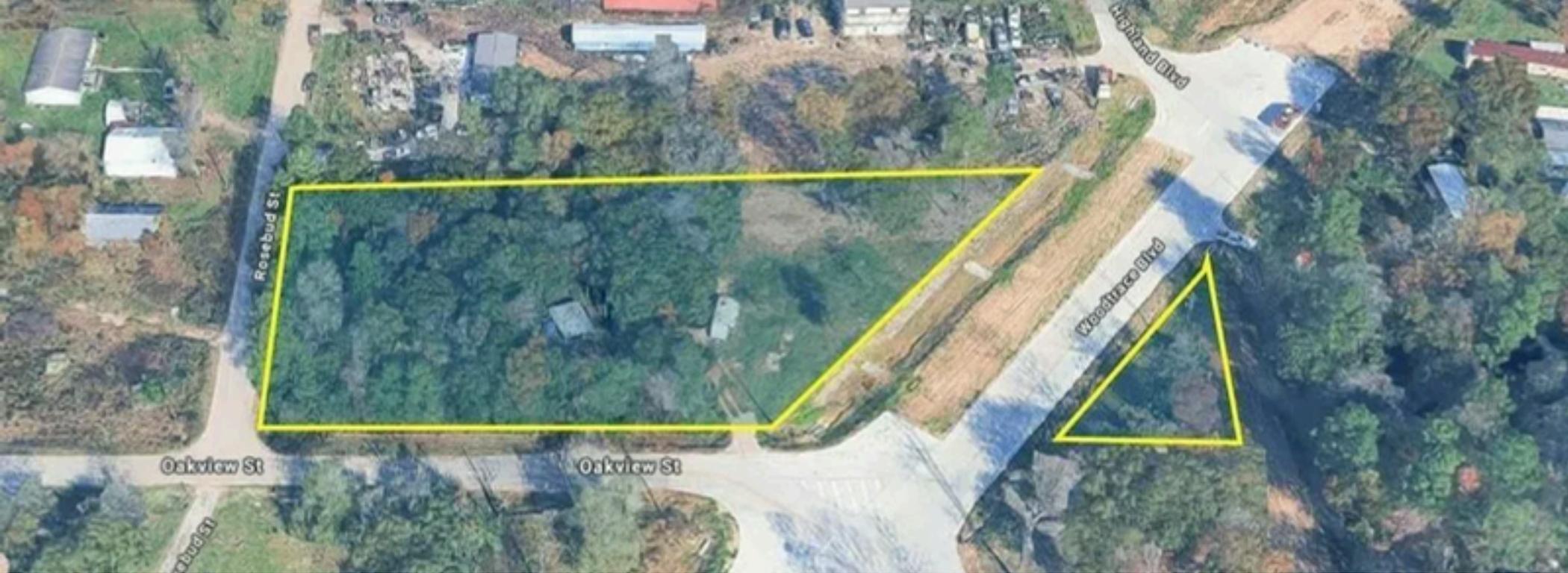
For Sale
±1.38 Acres

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

1.3+ UNRESTRICTED ACRES FOR SALE

30002 ROSEBUD STREET | MAGNOLIA, TX 77354



OFFERING SUMMARY

SALE PRICE

\$839,000

PROPERTY TYPE

LAND

LOT SIZE

1.3 ACRES

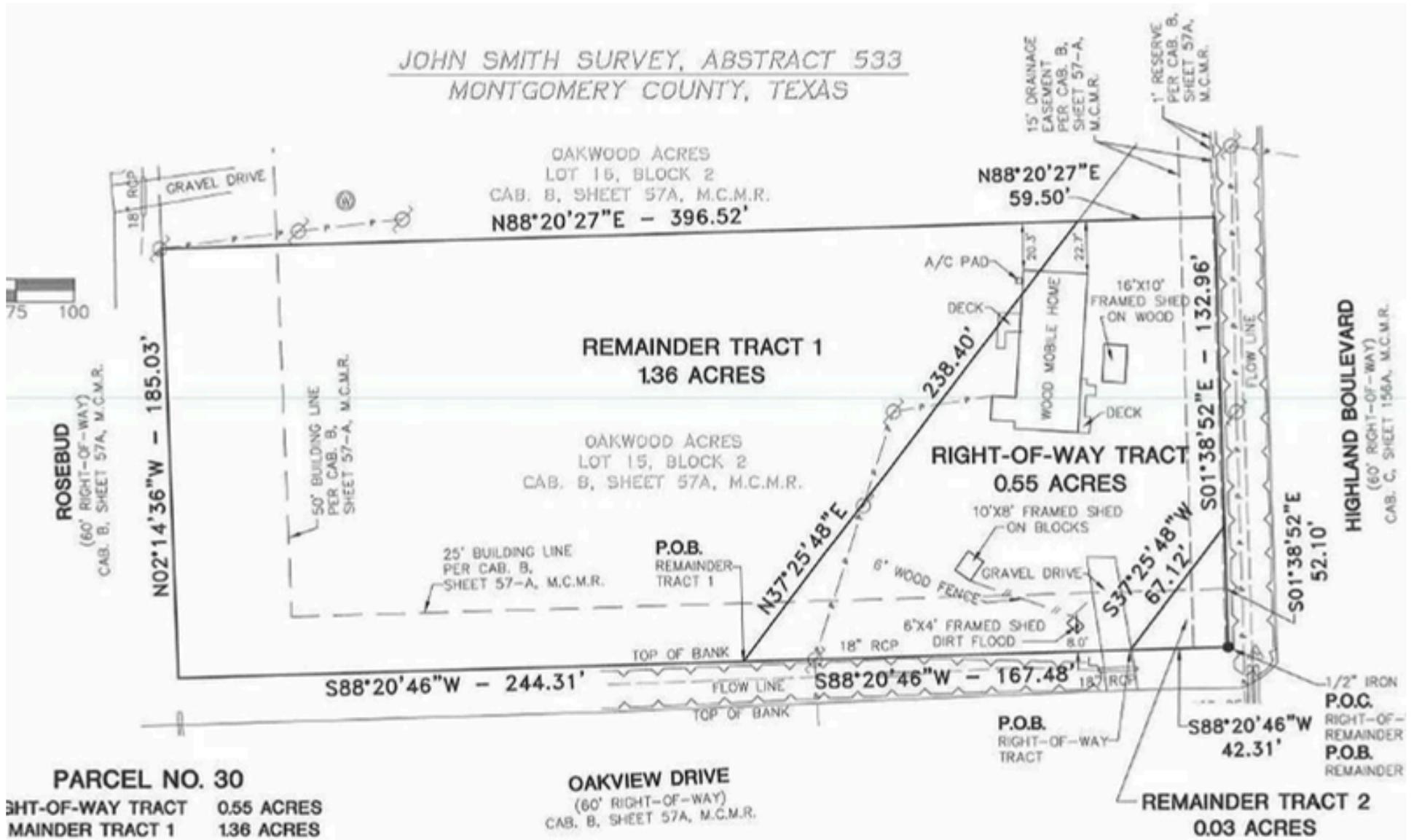
PROPERTY HIGHLIGHTS

Prime Corner Opportunity. Approximately 1.3+ acres of unrestricted, cleared with remaining sparse trees and level land at the high-visibility, signalized intersection of Oakview, Highlands and & Woodtrace Blvd – the emerging gateway connecting the explosive The Woodlands directly to the Aggie Expressway (TX-249 Toll) and The Woodlands.

Key Highlights: Corner lot with frontage on three sides and excellent ingress/egress; no known restrictions. Possibility for at least 4 driveways.

This location offers the balance of small-town accessibility with big-market growth dynamics, making it well-positioned for continued appreciation and development.

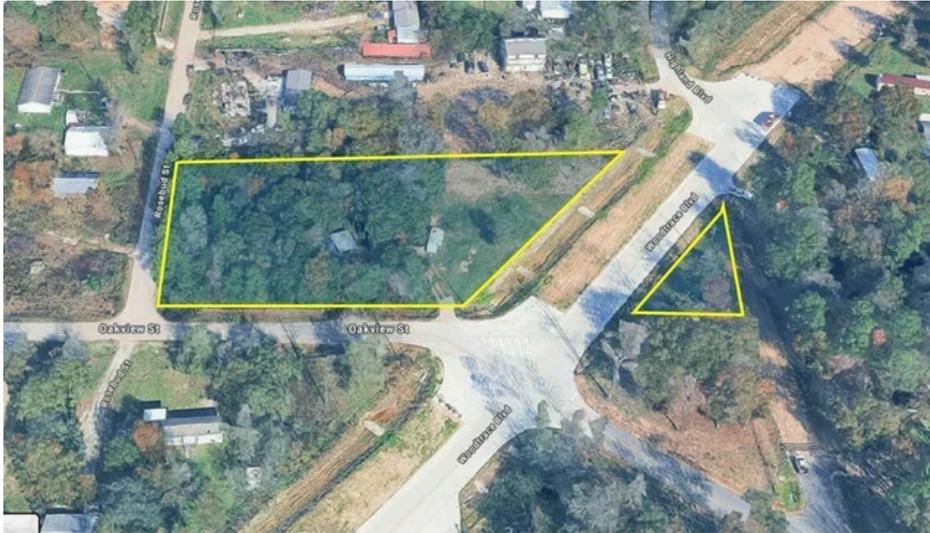
Survey



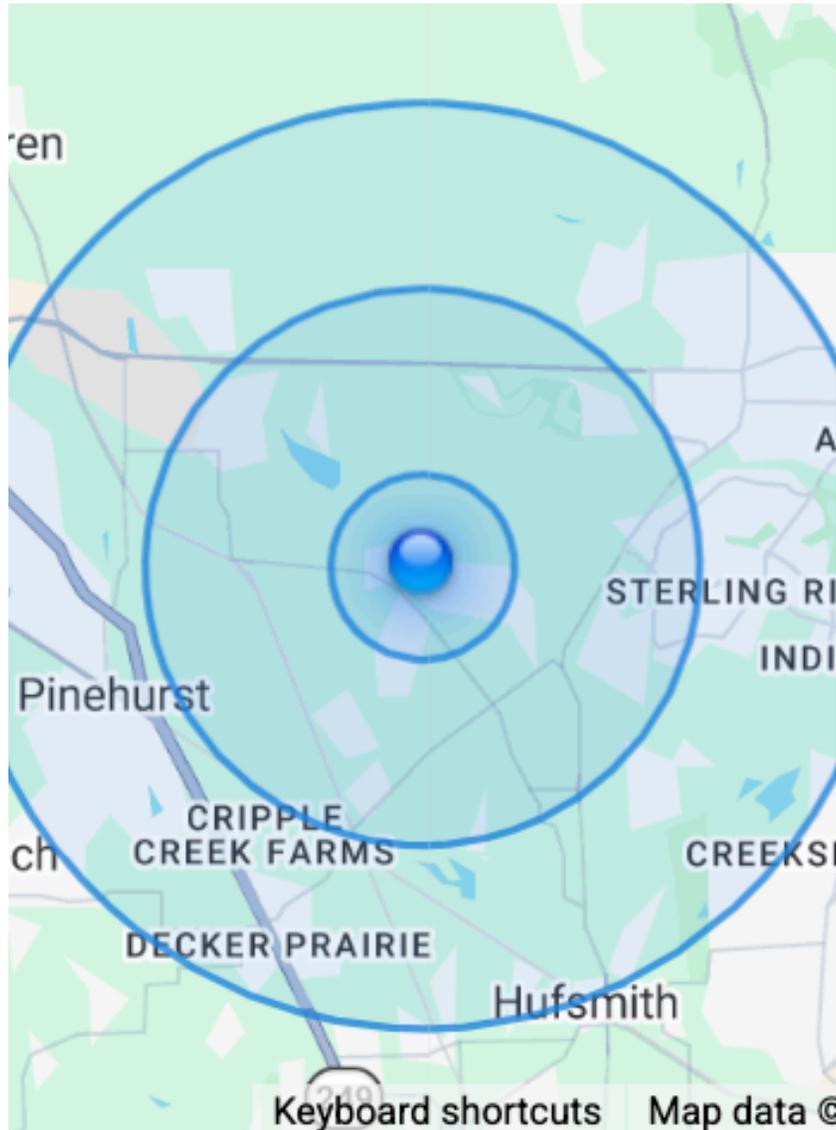
Aerial Map



Property Photos



Demographics



Ideally situated in the heart of Magnolia, 30002 Rosebud offers convenient access to FM 1488, FM 1774, and SH 249 (Aggie Expressway), providing strong connectivity to The Woodlands, Tomball, and the greater Houston area.

Located in the rapidly growing 77354 corridor, the property benefits from steady residential expansion, new retail development, and increasing traffic counts.

	1 Mile	3 Miles	5 Miles
Total population	3,492	27,855	79,992
Workday Population	2,034	19,941	56,149
Total household	1,039	9,300	26,708
Average household income	\$122,731	\$166,959	\$178,837
Average age	35	38	38
Male Population	35	37	38
Female Population	36	38	39

Demographics data derived from AlphaMap

Market Overview

Magnolia, Texas is a rapidly growing community located in northwest Montgomery County, positioned within the expanding Greater Houston metropolitan area. Benefiting from proximity to The Woodlands, Tomball, and major corridors including FM 1488 and SH 249, Magnolia offers strong regional connectivity while maintaining a suburban and semi-rural character that continues to attract both residents and businesses.

The area has experienced substantial residential growth in recent years, driven by the development of master-planned communities and new housing projects. This sustained population increase has supported rising demand for retail, medical, service-oriented commercial, and light industrial properties. Commercial expansion along primary corridors reflects growing consumer spending and continued investor confidence in the submarket.

From a real estate perspective, Magnolia benefits from limited commercial supply relative to population growth, creating opportunities for new development, owner-users, and value-add investment strategies. Strong demographic trends, increasing rooftops, and continued suburban expansion position Magnolia for sustained demand and long-term value appreciation within one of Houston's most active growth corridors.



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