

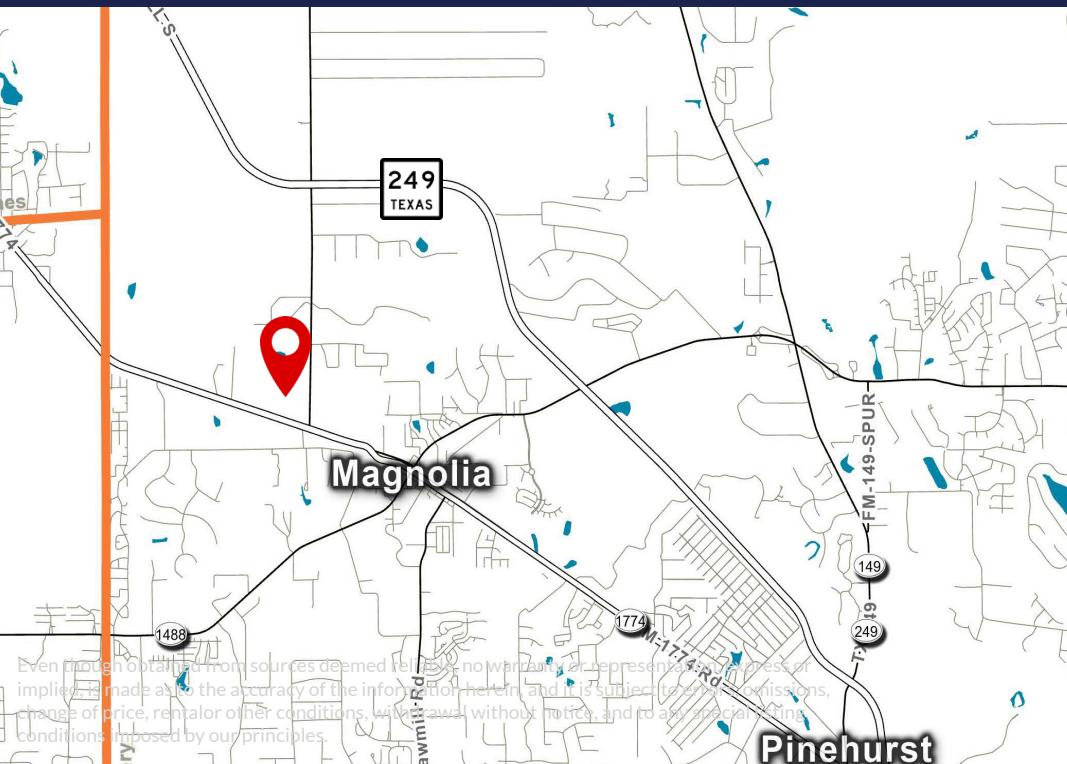
1043 FM 1486

Magnolia, Tx 77354

For Sale



NEWCOR



Land For Sale

Acreage: 10.14 acres

Frontage: 334' on FM 1486

Utilities: City of Magnolia Water

VPD: FM1486 - 6,650 (TXDOT)

Price: \$6/SF

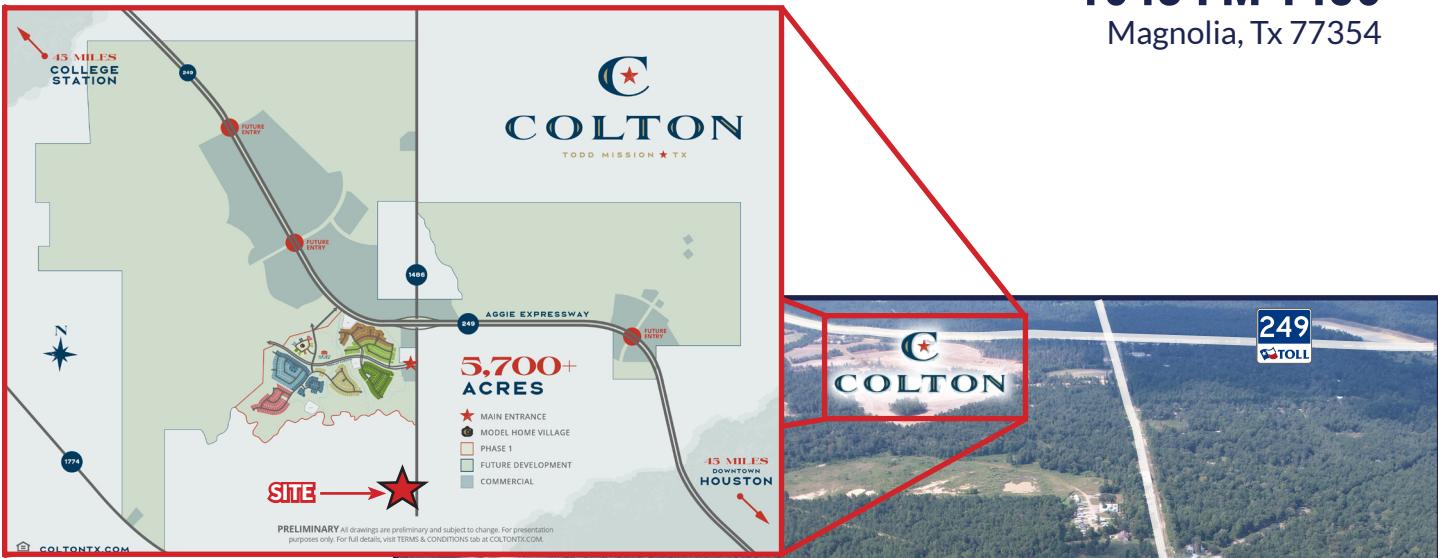
Features:

- Minutes away from the Colton Master Planned Community
- Sewer .5 miles South
- No floodplain
- 1.27 miles to Hwy 249
- Less than a mile to FM 1774

David Alexander
david@newcorcre.com
281.210.0095

Josh Cheatham
josh@newcorcre.com
281.210.0097

Newcor Commercial Real Estate
281.210.3090
newcorcre.com



Strategically positioned between two emerging master-planned communities, this property sits in the heart of a high-growth corridor. With early phases completed and more development underway, plus the planned Magnolia Loop/Bypass coming through the area, the site will benefit from increasing visibility and traffic, making it an ideal opportunity for your next project as the surrounding area continues to build out.

