



OFFERING MEMORANDUM

3.6 ACRES - FM 1488

Magnolia, Texas 77355

Marcus & Millichap
THE FLORENCE GROUP

OVERVIEW AND HIGHLIGHTS

FM 1488

A +/- 3.6-acre site located in Magnolia, Texas along FM 1488, a major arterial connecting US 290 to Interstate 45. Situated in a high growth market, this prime tract offers great visibility along FM 1488 where it boasts +/- 755 feet of frontage with an existing driveway and TxDOT permits for two additional driveways. This site sits directly in between downtown Magnolia and it's future \$1 billion Town Center, consisting of medical, commercial, and residential mixed-use products and "Grand Magnolia", an upcoming 8,200 home community by Land Tejas - both along FM 1488. The site provides a rare opportunity for a combination of proximity to master planned communities and downtown, FM 1488 frontage offering prime visibility, and access while offering immediate ingress/egress into Magnolia to the East and US 290 to the West. Located in the Montgomery County ETJ, this site supports a wide range of unencumbered development opportunities. The site currently operates on a well/septic system and with detention to be determined, this property offers tremendous flexibility in site planning.

| | |
|----------------------|--------------------------------------|
| PROPERTY SIZE | +/- 3.6 Acres |
| PRICE | Contact Broker |
| SCHOOL | Magnolia Independent School District |
| FLOODPLAIN | Minimal 500-Year and 100-Year |
| UTILITIES | Well and Septic |
| FRONTAGE | +/- 755 Feet on FM 1488 |
| DETENTION | TBD |
| EASEMENTS | None |
| ZONING | None |



| DEMOGRAPHICS | 2 | 5 | 10 |
|----------------------------|-----------|-----------|-----------|
| Residential Count | 8,559 | 35,887 | 105,469 |
| Avg HH Income | \$136,044 | \$134,470 | \$137,070 |
| 2024-2029 Projected Growth | 13.67% | 14.33% | 13.76% |

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MAGNOLIA, TEXAS
2.0 MILES



M MAGNOLIA WEST
HIGH SCHOOL
3.3 MILES

45 INTERSTATE 45
20.3 MILES

M MAGNOLIA JUNIOR HIGH
2.8 MILES

AUDUBON MAGNOLIA
MASTER PLANNED COMMUNITY BY
AUDUBON MAGNOLIA DEVELOPMENT / SAM YAGER INC.
+/- 7,600 HOMES

CONROE, TEXAS
25.3 MILES

FUTURE MAGNOLIA
TOWN CENTER
BY TANNOS DEVELOPMENT
+/- 200 ACRES

MAGNOLIA RIDGE
BY FRIENDSWOOD DEVELOPMENT
+/- 700 HOMES

LEISURE LANE RV
RESORT MAGNOLIA

FOX GATES
BOAT & RV
STORAGE PV READY
MIX CONCRETE

SCALLYWAGS PET
CARE & RESORT

GC PLANT

RVISION
HOMES LTD

MAGNOLIA MAX
AUTO SALES

SITE

HAIR
THERAPY
SALON

MAGNOLIA
SUPER
BURGER

FM 1488 ROAD



COUNTRY LANE ESTATES
BY STANLEY DEVELOPMENT COMPANY
+/- 700 HOMES

REMINGTON FOREST
+/- 200 HOMES

GRAND MAGNOLIA
MASTER PLANNED COMMUNITY
BY LAND TEJAS
+/- 8,200 HOMES

RIVER PARK COUNTRY
BY WHITE OAK DEVELOPMENT
+/- 500 HOMES

RIVER PARK RANCH
+/- 102 HOMES

WILLIAM TRACE BY LGI
+/- 525 HOMES

EMORY GLEN
BY PRECEDENT LAND
+/- 800 HOMES

WOODLAND LAKES



**MAGNOLIA
MAIN STORAGE**

**METAL BUILDING &
ROOFING EXPRESS**

**MAGNOLIA
SUPER
BURGER**

**HAIR
THERAPY
SALON**

**MAGNOLIA MAX
AUTO SALES**

**RVISION
HOMES LTD**

SITE

GC PLANT

FM 1488 ROAD

AUDUBON MAGNOLIA
MASTER PLANNED COMMUNITY BY
AUDUBON MAGNOLIA DEVELOPMENT/ SAM YAGER INC.
+/- 7,600 HOMES

INTERSTATE 45
20.3 MILES

GLEN OAKS
BY K. HOVNIANIAN
+/- 512 HOMES

THE WOODLANDS, TEXAS
22.3 MILES

MAGNOLIA, TEXAS
2.0 MILES

MAGNOLIA RIDGE
BY FRIENDSWOOD DEVELOPMENT
+/- 700 HOMES

SHERBROOKE
BY PELAGIC DEVELOPMENT
+/- 700 HOMES

FUTURE MAGNOLIA TOWN CENTER
BY TANNOS DEVELOPMENT
+/- 200 ACRES

CONROE, TEXAS
25.3 MILES

MAGNOLIA JUNIOR HIGH
2.8 MILES

INDIGO LAKES
+/- 550 HOMES



LEISURE LANE RV RESORT MAGNOLIA

FM 1488 ROAD

GC PLANT

RVISION HOMES LTD

PATRICIA LANE

MAGNOLIA MAX AUTO SALES

FOX GATES BOAT & RV STORAGE

PV. READYMIX CONCRETE

SCALLYWAGS PET CARE & RESORT

HAIR THERAPY SALON

MAGNOLIA SUPER BURGER

SITE



SCALLYWAGS PET CARE & RESORT

SITE

HAIR THERAPY SALON

MAGNOLIA SUPER BURGER

GC PLANT

RVISION HOMES LTD

PATRICIA LANE

FM 1488 ROAD

MAGNOLIA MAX AUTO SALES



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Activity ID ZAG0040655

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Marcus & Millichap
THE FLORENCE GROUP

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Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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|---|-------------|-------------------------------|--------------|
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Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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