

FOR SALE

\$1.50/SF

+/- 73.46 ACRES OF LAND
12706 WANDA LN., MAGNOLIA, TX 77354

SITE

JOEL C. ENGLISH
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PROPERTY HIGHLIGHTS



Location

12706 Wanda Ln.
Magnolia, TX 77354



Asking Price

\$1.50 per SF



Size

+/- 73.46 Acres

Contact:

JOEL C. ENGLISH

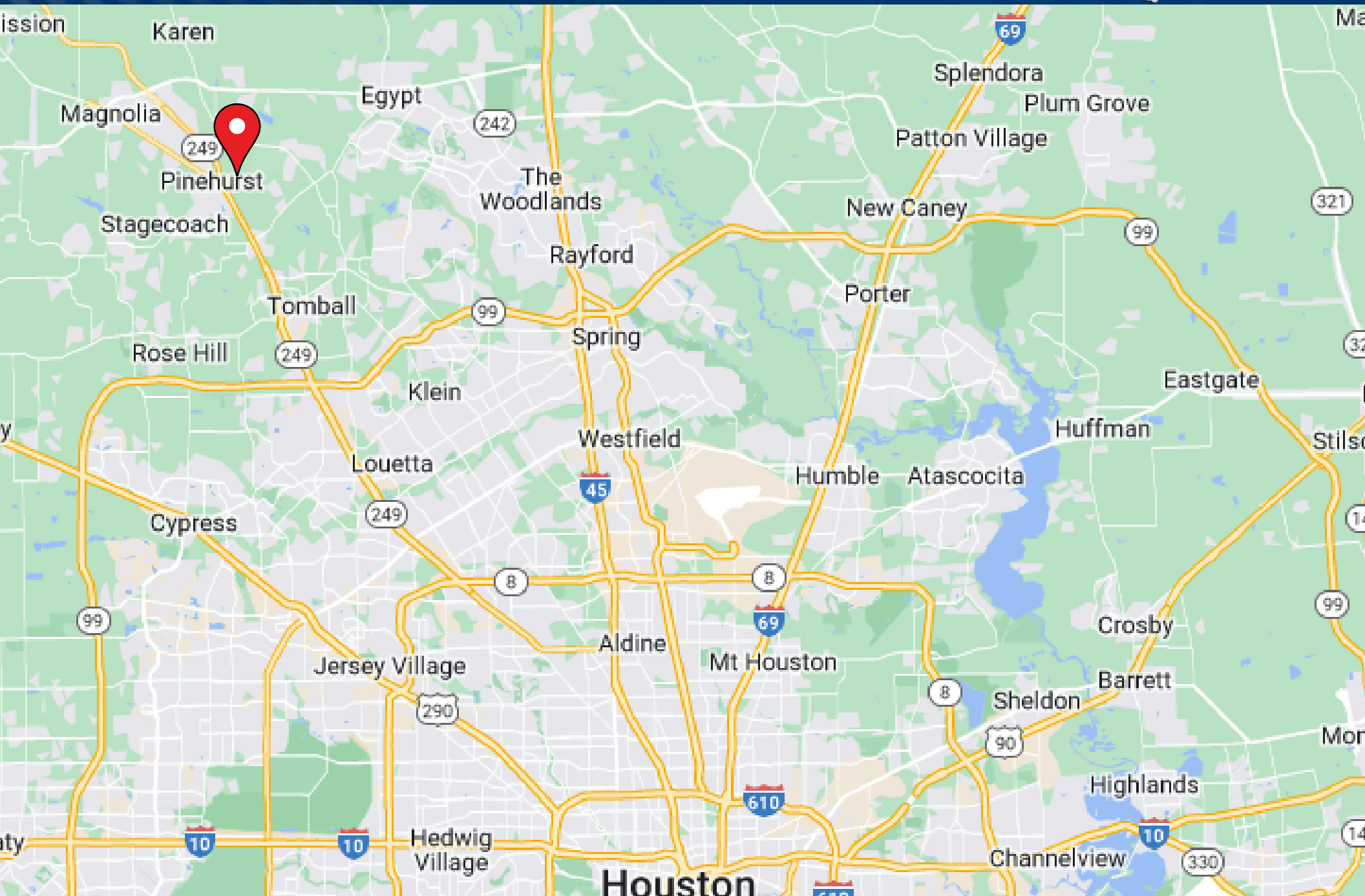
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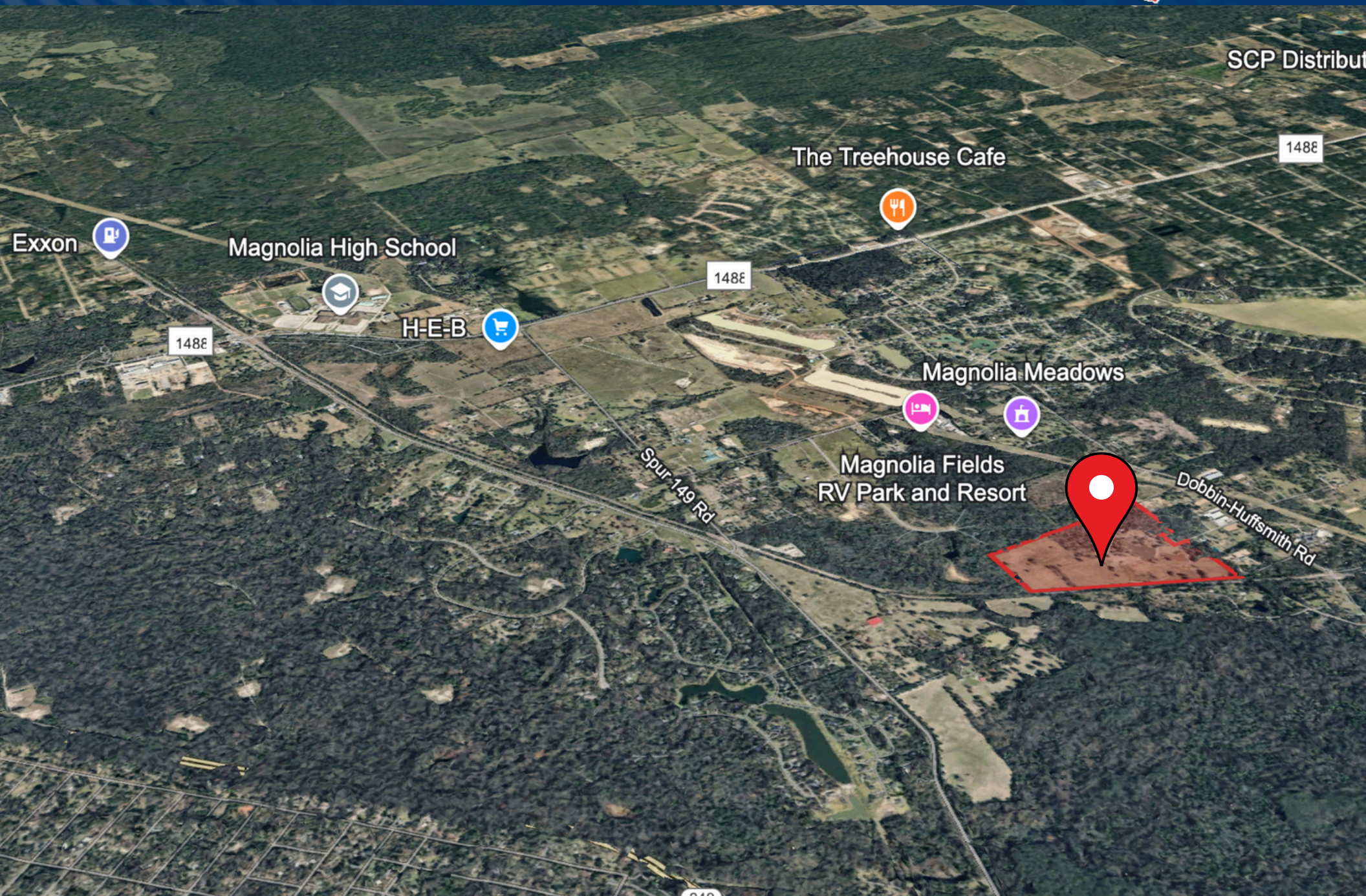
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- +/- 73.46 SF acres of land in Magnolia, TX located on Wanda Lane.
- Located just west of Dobbin Hufsmith Road, and less than a mile east of Spur 149.
- Outstanding investment or development opportunity in rapidly expanding Magnolia, Texas.
- Property not located in flood plain, per FEMA maps.
- Excellent location just a couple miles north of SH 249/Aggie Expressway and the brand new Woodlands Parkway extension coming soon.
- Located in Montgomery County and Magnolia ISD with a total tax rate for 2023 of \$1.76 per \$100 of assessed value.
- Full demographic package available upon request.

LOCATION MAP





DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

12706 Wanda Ln, Magnolia, Texas, 77354

Ring of 1 mile

KEY FACTS

691

Population



257

Households

44.7

Median Age

\$99,499

Median Disposable Income

EDUCATION

3.4%

No High School Diploma



61.7%

Bachelor's/Grad / Prof Degree



8.6%

High School Graduate



26.3%

Some College/ Associate's Degree



691

2023 Total Population (Esri)

INCOME



\$114,628

Median Household Income



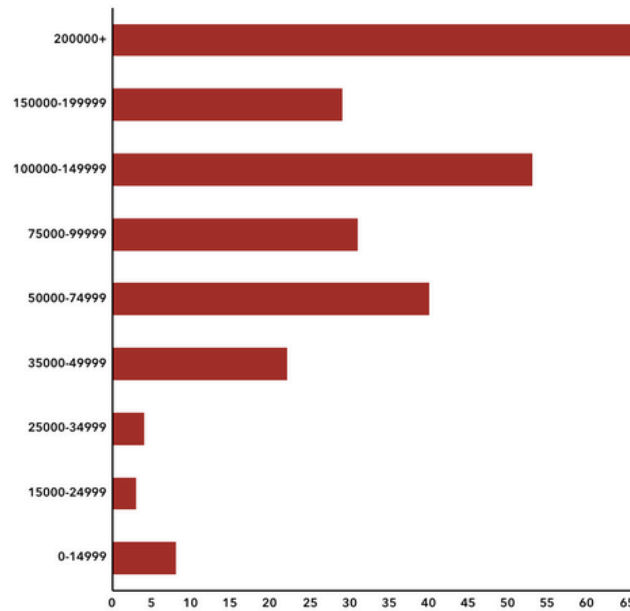
\$53,821

Per Capita Income

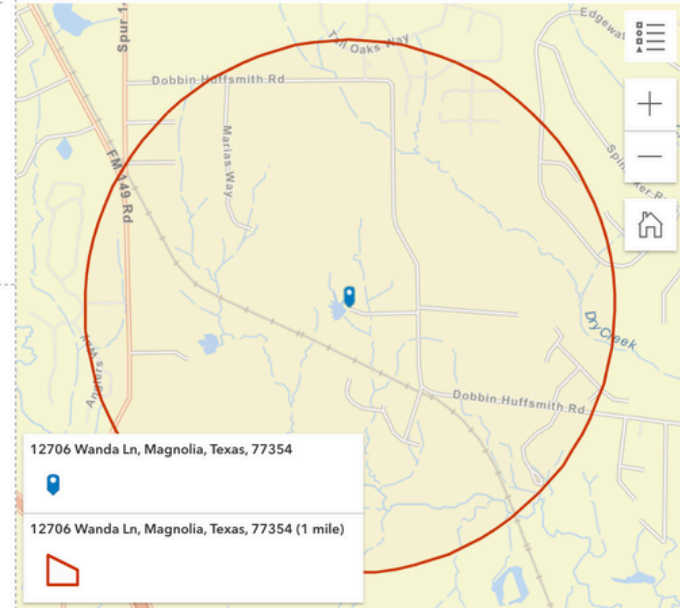


\$734,385

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

64.9%

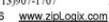
24.9%

17.7%

11.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri





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