



Escondido
959 Future Homes



Magnolia Bypass

SITE

Magnolia West
High School

249
TEXAS

FARM
1486
ROAD

FARM
1774
ROAD

Land For Sale

±9.005 AC Available

515 FM 1486, Magnolia, TX 77354

OFFERS DUE: MAY 13, 2026

SIMMI JAGGI
Managing Director
+1 713 888 4098
simmi.jaggi@jll.com

ELIZABETH CLAMPITT
Executive Vice President
+1 713 888 4075
elizabeth.clampitt@jll.com

515 FM 1486 /Magnolia

Property Highlights

- ± 9.005 acres
- Located along FM 1486 across FM 1486 from Magnolia West High School
- Adjacent to Lone Star College Magnolia Center
- 3 minute drive to the Aggie Expressway (SH 249)
- Surrounded by proposed & new Master Planned Communities
- Adjacent to the proposed Manolia Bypass

City Highlights

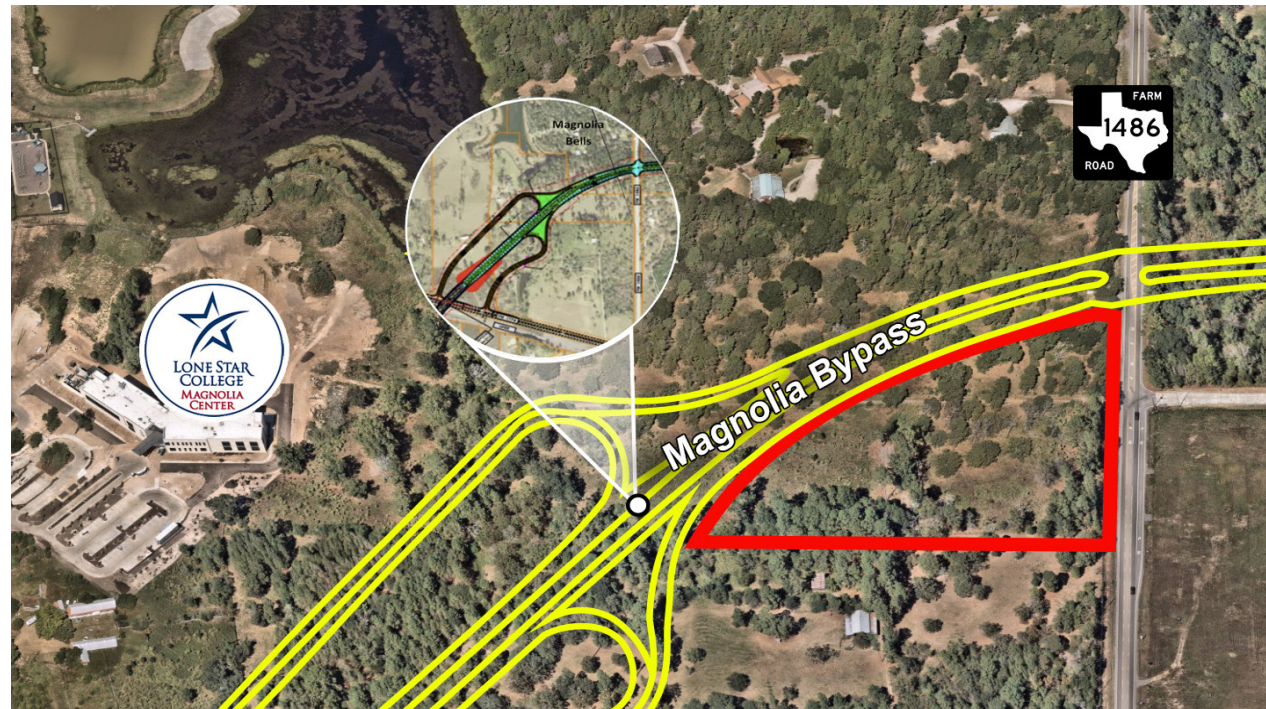
Magnolia, Texas, is experiencing rapid, unprecedented growth, with its population more than doubling since 2020 to an estimated 6,506 by mid-2024. Situated in one of the U.S.'s fastest-growing counties (Montgomery), the area is transitioning from a rural town into a thriving suburban community driven by the SH 249 Tollway/Aggie Parkway expansion, and proximity to The Woodlands and Houston.

Numerous residential communities are expanding, with developers planning thousands of new homes to meet demand.

The area is service by high-ranking Magnolia ISD and Tomball ISD, making it a top choice for families.

Price: Contact broker for offers

Due Date: Offers due by May 13, 2026



DEMOGRAPHICS

2025 TOTAL POPULATION		
3-miles	5-miles	7-miles
12,540	33,974	55,082

2025 MEDIAN AGE		
3-miles	5-miles	7-miles
38.2	39.3	40.4

2025 AVERAGE HOUSEHOLD INCOME		
3-miles	5-miles	7-miles
\$127,924	\$129,241	\$138,728

2025 AVERAGE HOME VALUE		
3-miles	5-miles	7-miles
\$522,132	\$497,396	\$500,687

Aerial View



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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.

2-10-2025



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 dues 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 dues 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.

Jones Lang LaSalle Brokerage, Inc.

591725

renda.hampton@jll.com

214-438-6100

Licensed Broker /Broker Firm Name

License No.

Email

Phone

Daniel Glyn Bellow

183794

dan.bellow@jll.com

713-888-4000

Designated Broker of Firm

License No.

Email

Phone

Simmi Jaggi

380606

simmi.jaggi@jll.com

713-888-4098

Designated Broker of Firm

License No.

Email

Phone

Elizabeth Clampitt

507056

elizabeth.clampitt@jll.com

713-888-4075

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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