

# MAGNOLIA

MEDICAL SPECIALISTS BUILDING

AND RETAIL CENTER



*Developed By:*



**EGRETS GROUP**

# LIMITED SPACE FOR LEASE



MAGNOLIA MEDICAL SPECIALISTS BUILDING | 3786 FM 1488, Conroe, Texas 77384

Magnolia Medical Specialists Building is a 53,000-square-foot, three-story freestanding medical office building located on the border of The Woodlands and Conroe, Texas. The project consists of site, core, and shell packages with the associated tenant finishes.



<b>Construction Complete:</b>	2023
<b>Building Type:</b>	Medical
<b>Building Size:</b>	±53,000 SF
<b>Building Height:</b>	3-Story
<b>Building Class:</b>	A
<b>Typical Floor Size:</b>	±17,715 SF
<b>Max Contiguous:</b>	±4,782 SF
<b>Fire Suppression:</b>	Fire Sprinklers
<b>Parking Ratio:</b>	3.62
<b>Surface Parking Spots:</b>	192 (8 Handicap Accessible)

## MEDICAL SPECIALIST BUILDING LEASING OPTIONS

<b>Lease Rate:</b>	\$28.00
<b>Lease Type:</b>	NNN
<b>Annual Escalation:</b>	3.00%
<b>Duration:</b>	10-Yrs.
<b>Tenant Allowance:</b>	Negotiable



MAGNOLIA RETAIL CENTER | 3776 FM 1488 Conroe, Texas 77387

The Magnolia Retail Center is an 11,000-square-foot, one-story retail building located on the border of The Woodlands and Conroe, Texas. The project consists of site, core, and shell packages with the associated tenant finishes. The building is constructed of stucco exterior walls, aluminum storefronts, aluminum canopies, and a fiber cement wood finish system.



<b>Construction Complete:</b>	2023
<b>Building Type:</b>	Retail
<b>Building Size:</b>	±11,000 SF
<b>Building Height:</b>	1-Story
<b>Building Class:</b>	A
<b>Typical Floor Size:</b>	±11,000 SF
<b>Max Contiguous:</b>	±4,660 SF
<b>Fire Suppression:</b>	Fire Sprinklers
<b>Parking Ratio:</b>	5.18
<b>Surface Parking Spots:</b>	57 (2 Handicap Accessible)

### RETAIL CENTER LEASING OPTIONS

<b>Lease Rate:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Annual Escalation:</b>	3.00%
<b>Duration:</b>	10-Yrs.
<b>Tenant Allowance:</b>	Negotiable

# MAGNOLIA MEDICAL SPECIALISTS BUILDING

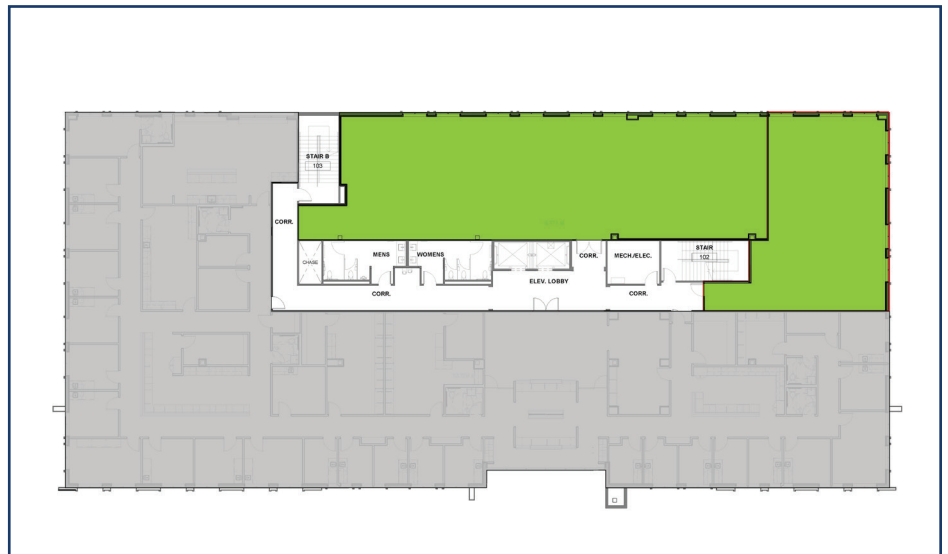
TOTAL BUILDING SF: ±53,000

AVAILABLE SPACE TO RENT     UNAVAILABLE

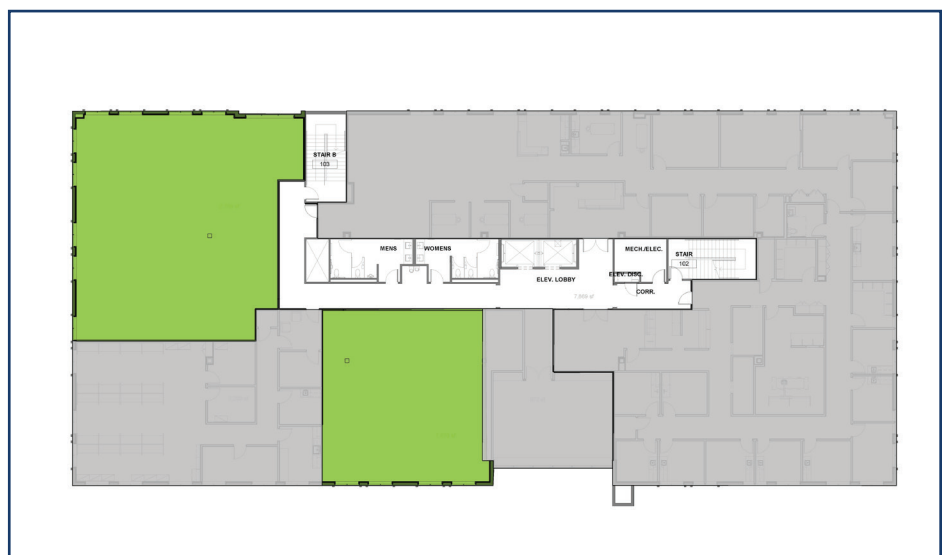
FIRST FLOOR			
Tenant Suite	*USF	**RSF	Tenant Specialty
100	4,586 SF	5,187 SF	Podiatry
130	2,883 SF	3,261 SF	Pain Management
160 & 180	6,404 SF	7,243 SF	Ambulatory Surgical Center & Infusion Center
190	744 SF	841 SF	Pharmacy



SECOND FLOOR			
Tenant Suite	*USF	**RSF	Tenant Specialty
200	TBD	TBD	TBD
210	TBD	TBD	TBD
220	1,557 SF	1,761 SF	Available
230 & 240	3,225 SF	3,647 SF	Available
290	10,763 SF	12,173 SF	Dermatology/ Aesthetics



THIRD FLOOR			
Tenant Suite	*USF	**RSF	Tenant Specialty
300	2,898 SF	3,278 SF	Orthopedics
310 & 320	1,103 SF	1,247 SF	Ortho. & Chiro.
330 & 340	3,934 SF	4,449 SF	Chiropractic
360	2,805 SF	3,172 SF	Available
370	2,198 SF	2,486 SF	Medical Billing
380	1,655 SF	1,872 SF	Available
390	974 SF	1,101 SF	Physical Therapy



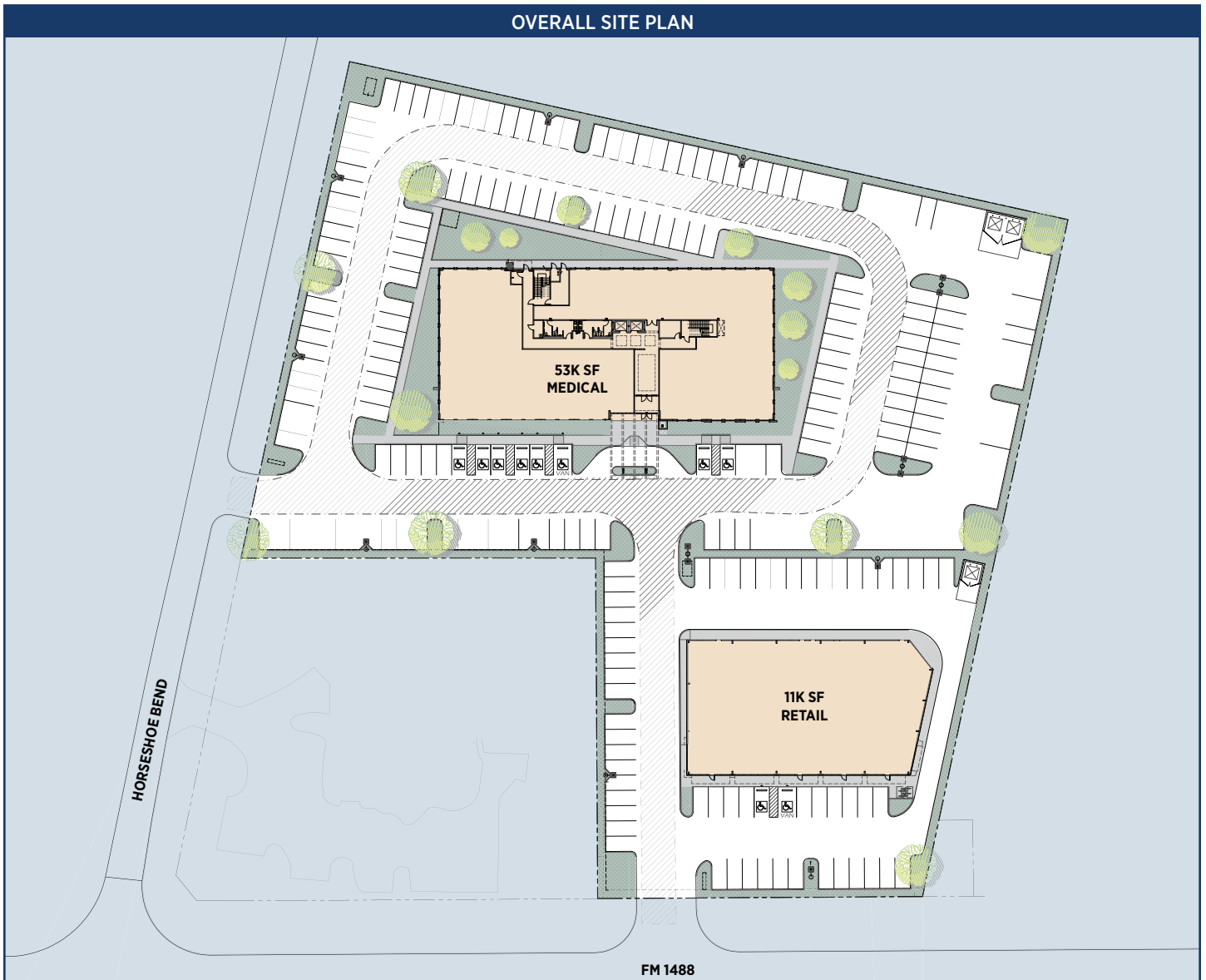
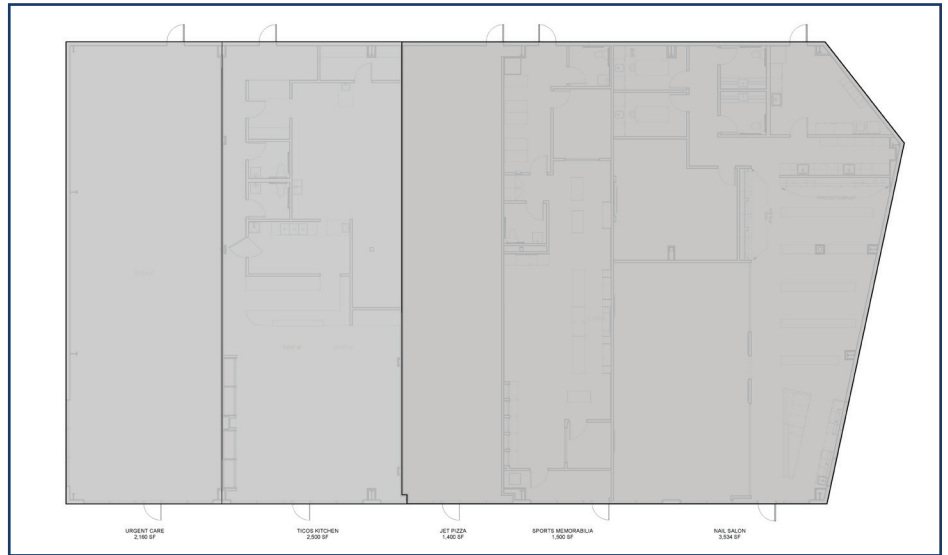
\*USF - Usable Square Feet \*\*RSF - Rentable Square Feet

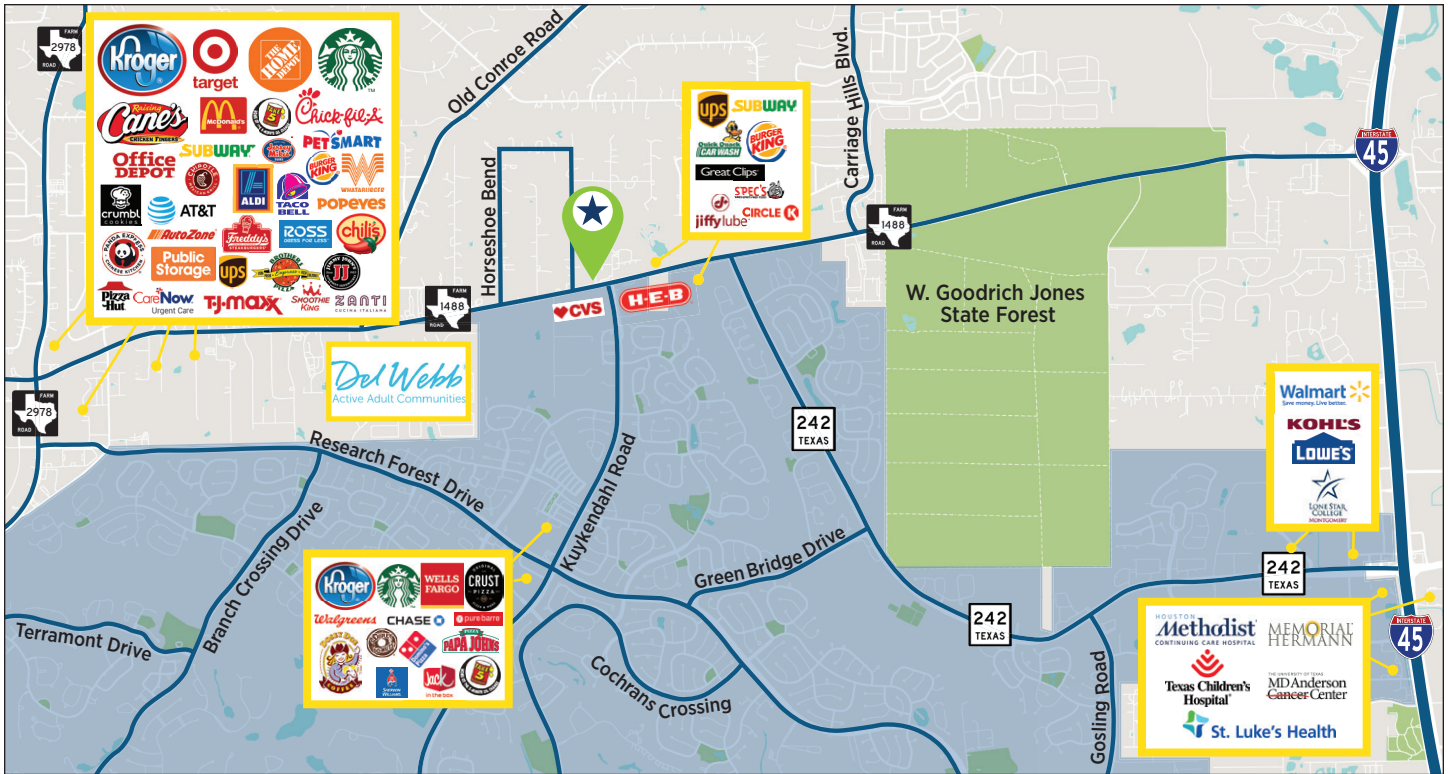
# MAGNOLIA RETAIL CENTER

TOTAL BUILDING SF: ±11,000

AVAILABLE SPACE TO RENT UNAVAILABLE

FIRST FLOOR			
Tenant Suite	*USF	**RSF	Tenant Specialty
A	2,160 SF	2,160 SF	Urgent Care
B	2,500 SF	2,500 SF	Imaging Center
C	1,400 SF	1,400 SF	Pizza
D	1,500 SF	1,500 SF	Sports Memorabilia
E	3,534 SF	3,534 SF	Nail Salon





★ Magnolia Medical Specialist Building and Retail Center    The Woodlands    WG Jones State Forest



## PREMIER LOCATION

- Easy access to Kuykendahl, FM-1488, FM-242, FM-2978, and I-45
- 4.9 miles (9-minute drive) to St. Luke's Hospital
- 8.4 miles (12-minute drive) to Memorial Hermann Hospital
- 5.5 miles (11-minute drive) to Texas Children's Hospital
- 5.6 miles (13-minute drive) to Houston Methodist Hospital
- 8.1 miles (15-minute drive) to HCA Houston Healthcare

# SITE DEMOGRAPHICS



POPULATION	1 Mile	3 Miles	5 Miles
2022 Population	5,885	50,541	129,498
2027 Population Projection	7,032	60,460	154,871
Median Age	40.7	41.1	40.3
Annual Growth 2022-2027	3.9%	3.9%	3.9%
Median Age	40.7	41.1	40.3
Bachelor's Degree or Higher	55%	55%	53%



HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Households	2,105	17,972	47,171
2027 Household Projection	2,511	21,468	56,277
Owner Occupied Households	2,128	18,650	44,591
Renter Occupied Households	383	2,818	11,685
Average Household Size	2.8	2.8	2.7
Average Household Vehicles	2	2	2



HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$330,744	\$349,778	\$361,470
Median Year Built	1999	2001	2002



INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$145,183	\$158,129	\$155,573
Median Household Income	\$129,183	\$135,240	\$128,145

## DESIRED TENANTS

- Primary Care / Family Medicine
- Rheumatology
- Nephrology
- Endocrinology
- Pediatrics
- Gastroenterology
- Urology
- Cardiology
- Laboratory
- Dialysis Center
- Urgent Care
- Neurology
- Gynecology
- ENT
- Geriatrics
- Psychiatry
- Dentistry
- Ophthalmology

## CURRENT TENANT SPECIALTIES

- Podiatry
- Pharmacy
- Pain Management
- Surgical Center
- Infusion Center
- Imaging Center
- Dermatology and Facial Plastics
- Orthopedics
- Chiropractic
- Medical Billing
- Physical Therapy

# THE WOODLANDS MARKET OVERVIEW

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- The Woodlands is a place designed for great experiences - from beautiful nature to top-tier amenities, globally-ranked venues to hidden gems.
- Aptly named The Woodlands for its development in and around 28,000 tree-filled acres, this master planned destination was founded in 1974 and is located 28 miles north of downtown Houston.
- Shopping in The Woodlands is an experience in itself. Southern Living Magazine calls us “One of America’s Best Shopping Destinations” and with good reason!
- When you come to The Woodlands, come hungry because it has over 150 restaurants to choose from! Reserve a table with a waterfront view, dine alfresco, and more.
- The Allison Tower (formerly The Anadarko Tower) is currently the tallest building in Montgomery County, Texas and the tallest building between Houston and Dallas.
- The Woodlands has more than 220 miles of hike and bike trails and 150 parks for you to enjoy— offering many opportunities to get outside and soak up some sun.
- With over 50 outdoor sculptures, dozens of mosaics and 20 art benches, The Woodlands is home to one of the most dynamic and growing outdoor art collections in the U.S.
- As of the 2020 U.S. Census, the Woodlands Township had a population of 114,436 people.[5] In 2021, The Howard Hughes Corporation estimated the population of The Woodlands was 119,000.
- The Woodlands is organized into eight villages, which are subdivided into neighborhoods. Each village features varying amenities including parks, hike and bike trails, golfing, commercial centers, and a range of residential properties from single family to estates.
- The area is home to a total of six major medical providers, including two CHI St. Luke’s Health hospitals, Houston Methodist The Woodlands Hospital, Texas Children’s Hospital The Woodlands and The Woodlands campus of M.D.



## MAGNOLIA MARKET OVERVIEW

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- Magnolia, Texas is located in southwest Montgomery County, nationally ranked as 7th in growth among U.S. counties.
- A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like ExxonMobil moving into the area.
- At the crossroads of progress Magnolia is still a place where neighbors help neighbors—a place to call home or grow your business.
- The City of Magnolia is located at the junction of FM 1774 and FM 1488. The city is approximately 20 miles from both IH 45 and US 290.
- Economic and residential growth is expected to boom now that the extension of Hwy 249 to SH 105 is complete.
- The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

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## CONROE MARKET OVERVIEW

- Located 40 miles north of Houston along I-45, Conroe, the county seat of Montgomery County, is one of the fastest-growing cities in the United States.
- Conroe's modern, business-friendly atmosphere attracts a wide variety of industries ranging from tourism and dining to distribution, manufacturing, and professional services.
- Residents are attracted to new and affordable homes, award-winning educational institutions, beautiful Lake Conroe, easily accessible walking trails, Conroe's charming downtown, and how easy it is to get around.
- Combined with the proximity to Houston's amenities and gulf coast beaches, it's no wonder that in Conroe, Texas, More is Made Here.
- The Conroe Economic Development Council focuses on the recruitment, retention and expansion of businesses.
- Conroe is bordered by 22,000-acre Lake Conroe, Sam Houston National Forest, and W. Goodrich Jones State Forest, making for a veritable utopia for the outdoor lover in us all.



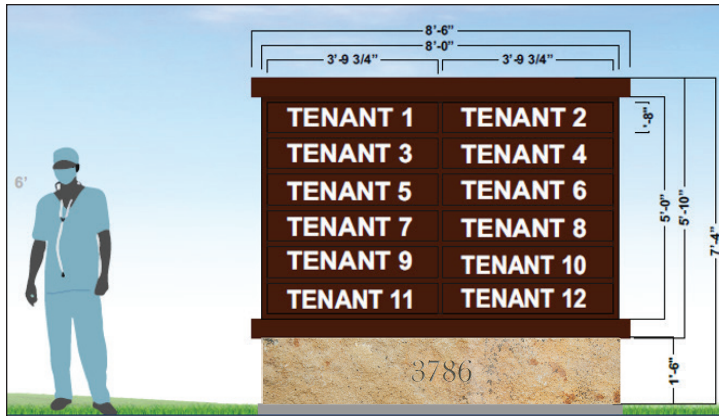
# PROGRESS PHOTOS



# PROPERTY SIGNAGE

Tenants for both the Magnolia Medical Specialists Building and the Magnolia Retail Center will receive an allocated amount of time to self-promote their business on the full color LED Display sign that will be located at the front of the property.

Additionally, the Magnolia Medical Specialists Building will have two monument signs displaying the name of each physician's practice. These signs will be located in front of the building as well as at the property entrance on Horseshoe Bend.



# THE TEAM



MASTER AND OFFICE DEVELOPER

Egrets Group, rooted in Sugar Land, Texas, is a privately held, vertically integrated commercial real estate development company. Egrets Group specializes in building and managing unique neighborhood retail and office concepts that suitably serve the surrounding community and businesses. With a growing list of undergoing and completed projects, Egrets Group prides itself on transparency, unique design, and civic engagement for every one of its projects.

Led by a team of seasoned professionals who craft with close attention to detail and design excellence, Egrets Group focuses on creating captivating places that use design to enhance the user's experience. As an owner-operator, Egrets Group's functional expertise includes acquisitions, development, repositioning, asset management, operations, and dispositions of commercial real estate.



GENERAL CONTRACTOR

E Contractors is a general contractor providing services for commercial and municipal construction. E Contractors delivers successful construction projects from start to finish, efficiently managing them to an on-time completion. Our knowledge and expertise have proven to make the difference in making a project successful.

Our consistent commitment to quality and client requirements is what helps us maintain long-lasting relationships that have helped us grow as one of the most trusted general contracting firms in the Houston Metropolitan area.

E Contractors knows what it takes to deliver a project right.



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