

±1,213 - 7,794  
SF AVAILABLE



# RENAISSANCE CENTER

18535 FM 1488 RD  
MAGNOLIA, TX 77354



- INSIGHT
- KNOWLEDGE
- EXPERTISE

**FOR MORE INFORMATION CONTACT:**

Matt Knagg | Lindsey McKean | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

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SF AVAILABLE



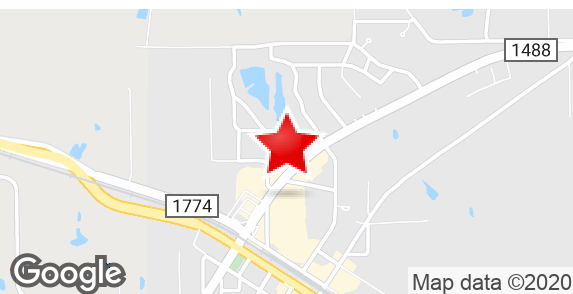
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## PROPERTY HIGHLIGHTS:

- Located at the major intersection of FM 1774 and FM 1488 in the heart of Magnolia, Texas, with traffic counts of 33,398 cars per day.
- Brookshire Brothers grocery anchored center, the many daily use tenants along with the main-and-main location are the key traffic drivers for the shopping center.
- Excellent opportunity for medical users, restaurant, service providers, and soft good retailers.
- Direct access and visibility on both FM 1488 and FM 1774.
- Shown by appointment only, do NOT contact tenants.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	1,893	13,321	26,683
Total Daytime Population	3,376	11,350	20,267
Average HH Income	\$95,528	\$109,109	\$105,697

\* Demographic data derived from 2020 STDB

Map data ©2020



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■ AVAILABLE  
■ UNAVAILABLE

LEASE TYPE | NNN  
TOTAL SPACE | 1,200 - 7,794 SF  
LEASE TERM | Negotiable  
LEASE RATE | Negotiable



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	Woodforest National Bank	1,034 - 1,880 SF	NNN	-	-
2	Available	2,100 SF	NNN	Negotiable	2ND GENERATION RETAIL SPACE
3	Available	1,200 SF	NNN	Negotiable	2ND GENERATION HAIR SALON
4	D'Luxe Nails	2,200 SF	NNN	-	-
5	Boost Mobile	1,755 SF	NNN	-	-
6	Available	2,625 SF	NNN	Negotiable	2ND GENERATION RESTAURANT SPACE
7	HAUTE TAN	2,100 SF	NNN	-	-
8	Available	2,100 SF	NNN	Negotiable	2ND GENERATION RESTAURANT SPACE
9	Subway	1,500 SF	NNN	-	-
10	Liquor Lot	3,053 SF	NNN	-	-
11	Brookshire Brothers	66,504 SF	NNN	-	-
12	Medella Urgent Care	2,400 SF	NNN	-	-
13	Available	2,100 SF	NNN	Negotiable	2ND GENERATION RETAIL SPACE
14	Available	1,213 SF	NNN	Negotiable	2ND GENERATION RETAIL SPACE
15	Available	3,960 SF	NNN	Negotiable	2ND GENERATION RESTAURANT SPACE
16	Allstate Insurance	1,034 SF	NNN	-	-
17	Tune Up Salons	1,880 SF	NNN	-	-
18	Anytime Fitness	5,763 SF	NNN	-	-
19	Available	7,794 SF	NNN	Negotiable	2ND GEN DAYCARE

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
20	Conoco	800 SF	NNN	-	-
21	Tobacco Barn	1,000 SF	NNN	-	-

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## CURRENT TENANTS & AREA RETAIL







## MAGNOLIA MARKET HIGHLIGHTS:

The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. The city is approximately 20 miles from both IH 45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

The city 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. At the crossroads of progress Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.

The 249 Toll Road broke ground in both directions early 2018 from the center of the city. Section 1A which runs from FM 1774 in Pinehurst to FM 1488 in Magnolia is now open to the public, more roadway improvements are being completed and more are on the way. The FM 1488 flyover at FM 149 is now complete and the FM 1774 flyover is still in progress.

The City is in close proximity to both the George Bush Intercontinental Airport serving the greater Houston area and several small general aviation airports, including D.W. Hooks Memorial Airport -an Intercontinental reliever airport and small jet facility.

The 2010 U.S. Census shows Magnolia grew 25% in the last decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.





# 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.

## 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.

**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.

**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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date