

7,460 SF RETAIL SPACE
For Lease



32623 FM 2978 | MAGNOLIA, TX 77354
JACKSON CAIN | NEAL KING | JEFF BEARD, CCIM



7,460 SF RETAIL SPACE
For Lease



PROPERTY OVERVIEW

- 7,460 SF Retail Building on 0.91 Acres
- Large Showroom and workshop area with viewing wall
- Rear stockroom with overhead door, office, break-room and two restrooms with shower facilities
- Built 2003 / Renovated 2015
- Two Curb-Cuts to FM 2978
- Traffic Count: Over 25,000 vehicles per day on FM 2978
- Pylon Signage Available
- Great Visibility and Access
- Ample Parking
- Water & Sewer
- Woodlands Submarket
- The main east/west thoroughfares in the area are FM 1488, carrying approximately 45,000 vehicles per day and Woodlands Parkway carrying more than ±50,000 vehicles per day.

• DEMOGRAPHICS 2019

SOURCE: SITE TO DO BUSINESS	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	8,715	44,003	83,561
TOTAL POPULATION	7,956	54,612	114,312
AVG HH INCOME	\$166,982	\$167,715	\$156,883

• AREA TRAFFIC COUNTS



FM 2978, NORTH OF SITE: 26,798 CPD
2018 TRAFFIC COUNTS (SOURCE: BGE)

SITE LOCATION

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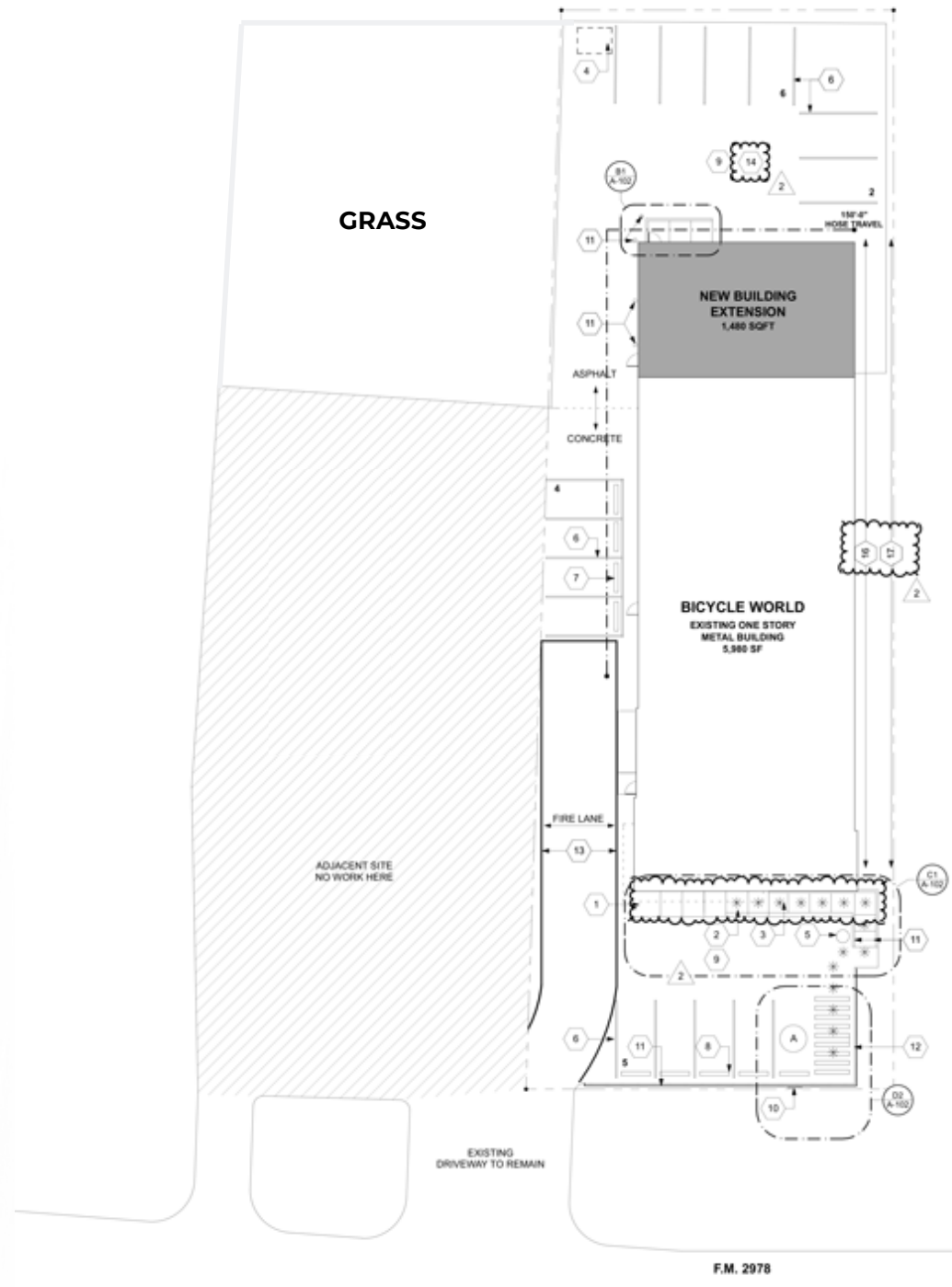
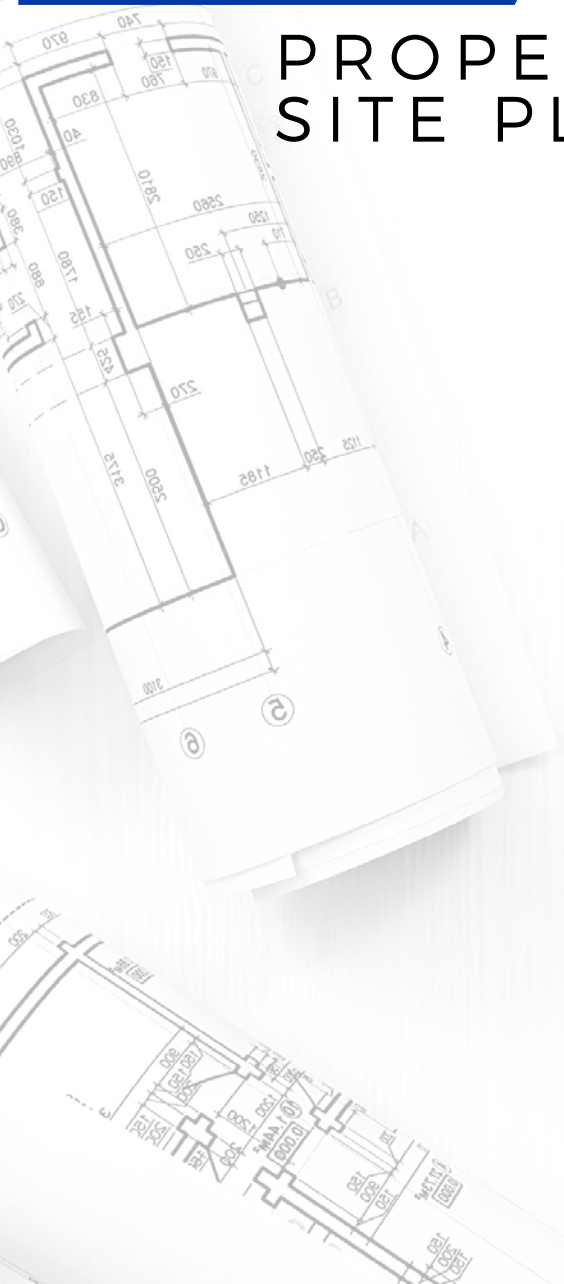




SIZE/ACRES:	0.91 ACRES 7,460 SF RETAIL BUILDING
ZONING/HIGHEST & BEST USE:	RETAIL, OFFICE, COMMERCIAL, MEDICAL, RESTAURANT OR OTHER PROFESSIONAL USES
SHAPE:	RECTANGULAR
TOPOGRAPHY:	MOSTLY FLAT, IMPROVED
ROAD FRONTAGE:	170' FEET OF ROAD FRONTAGE
EXISTING CURB-CUTS:	TWO EXISTING CURB CUTS ON FM 2978
FLOOD PLAIN:	OUTSIDE OF THE 100 & 500 YEAR FLOOD PLAIN PER MONTGOMERY COUNTY & FEMA FLOOD PLAIN MAPS
UTILITIES:	THROUGH AQUA TEXAS INC. (PUD)

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PROPERTY SITE PLAN



MGARCHITECTS
 14800 ST. MARYS LN SUITE 120
 HOUSTON TEXAS 77079-2936
 P: 713 552 0707
 F: 713 552 9810
 MGARCHITECTS.COM

CONSULTANTS
 STRUCTURAL ENGINEER:
 SCA Engineering & Consulting
 Horizon Engineers & Consulting
 M/E/P ENGINEER:
 Jordan & Skala Engineers



Magnolia
 32623 FM 2978
 Magnolia, TX 77354

MARK	DATE	DESCRIPTION
1	12/12/14	BID / PERMIT
2	2/2/15	PERMIT REVISIONS
2	4/3/15	ENTRY REVISIONS

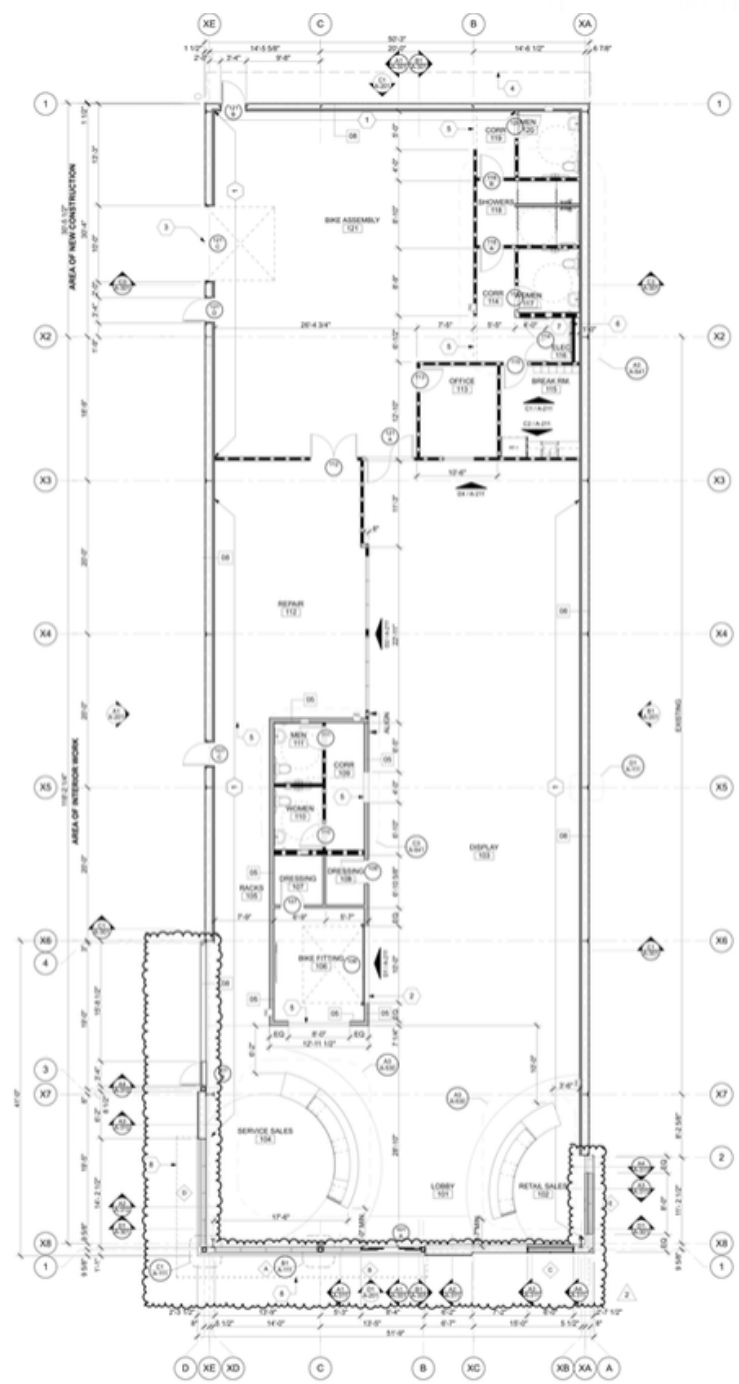
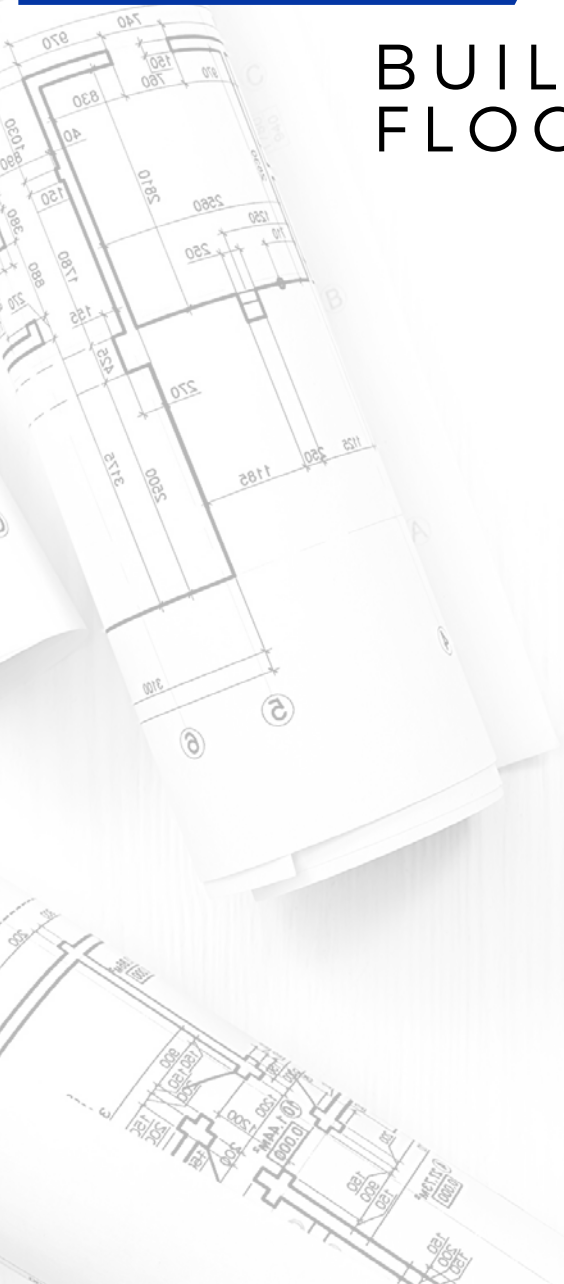
PROJECT NO:
14-759.a

SITE PLAN

A-101

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BUILDING FLOOR PLAN



Floor Plan
SCALE: 1/8" = 1'-0"



MGARCHITECTS

14800 ST. MARYS LN SUITE 120
HOUSTON TEXAS 77079-2936

P: 713 552 0707
F: 713 552 9810

MGARCHITECTS.COM

CONSULTANTS

STRUCTURAL ENGINEER:
SCA Engineering & Consulting
Horizon Engineers & Consulting

M/E/P ENGINEER:
Jordan & Skala Engineers




Magnolia
32623 FM 2978
Magnolia, TX 77354

ISSUE	MARK	DATE	DESCRIPTION
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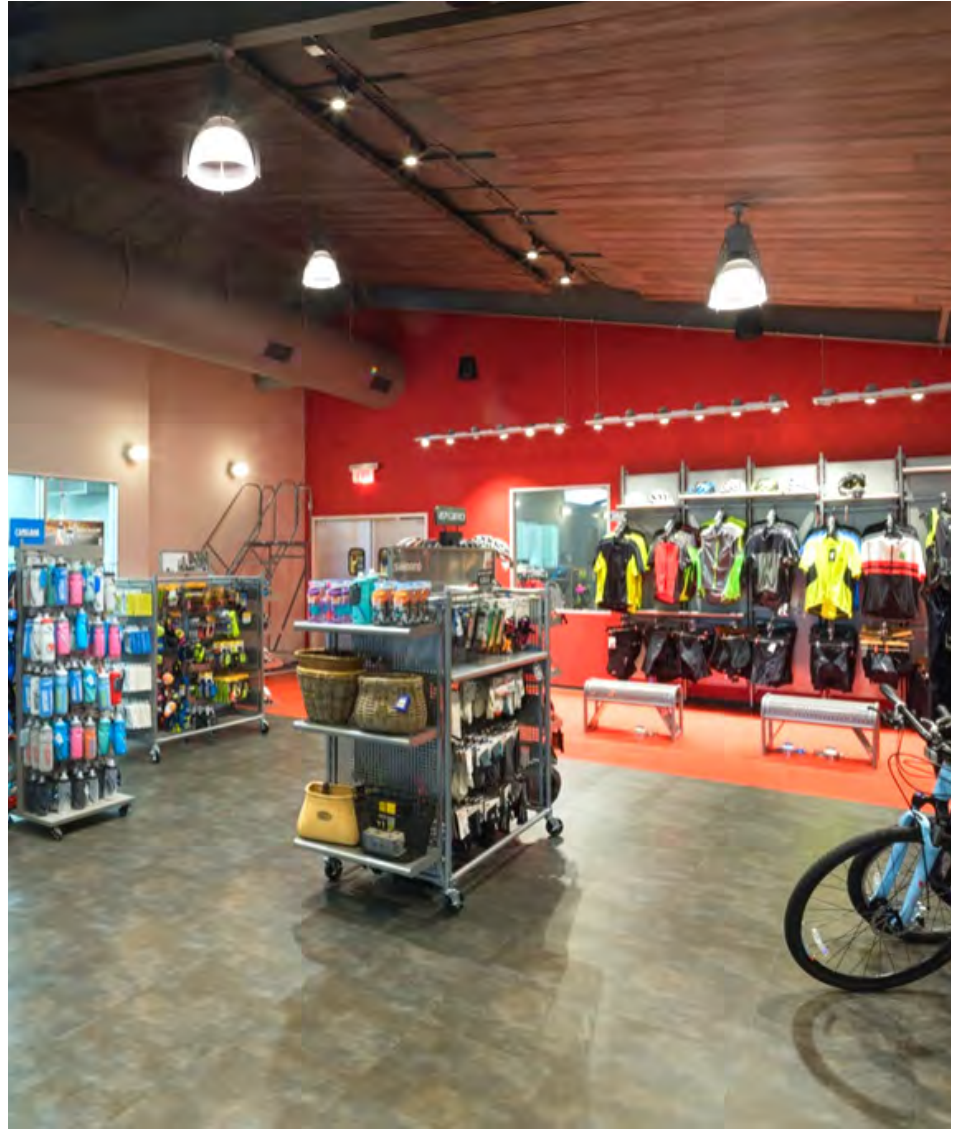
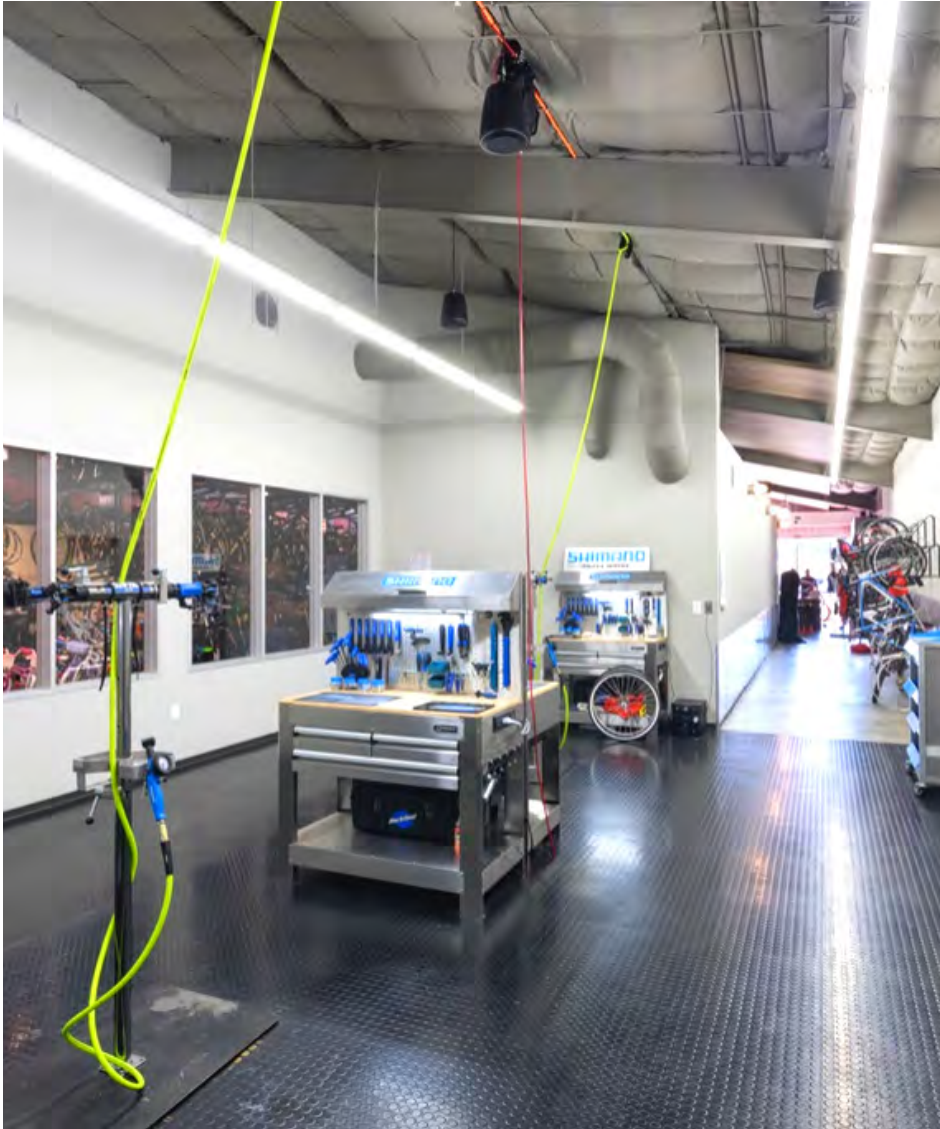
PROJECT NO:
14-759.a

FLOOR PLAN

A-111



 PROPERTY
PHOTOS



10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TEXAS 77380 | THE J. BEARD REAL ESTATE COMPANY

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ECONOMIC DRIVERS

THE WOODLANDS IS A 28,000-ACRE MASTER-PLANNED COMMUNITY, WITH A POPULATION OF MORE THAN 106,670. IT IS LOCATED APPROXIMATELY 30 MILES NORTH OF DOWNTOWN HOUSTON AND CONSISTENTLY RANKS AMONG THE TOP BEST SELLING, MASTER PLANNED COMMUNITIES IN THE NATION.

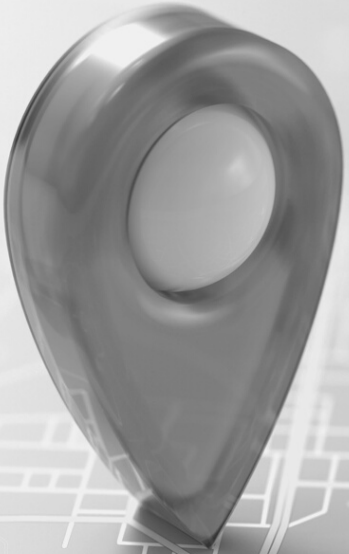
Currently 49,000 employees work in the Woodlands area with such major employers as Anadarko, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA.

The Woodlands has emerged as a major healthcare hub in the Houston area, representing almost a quarter of the area's total employment. Memorial Hermann, St. Luke's, Houston Methodist and Texas Children's Hospitals represent four of the Woodlands' largest employers, accounting for nearly 6,000 employees combined. Additionally, M.D. Anderson is building a 20,000 SF outpatient clinic, expected to open in 2019.

Acting as the Central Business District of the Woodlands is Town Center, a 1,000 acres master-planned development. Town Center attracts over 20 million visitors annually with popular destinations, such as The Woodlands Mall, Market Street, Woodlands Waterway and The Cynthia Woods Mitchel Pavilion.

There are nine distinct villages that make up The Woodlands: Alden Bridge, Cochran's Crossing, College Park, Creekside Park, Grogan's Mill, Indian Springs, Panther Creek, Sterling Ridge & May Valley.

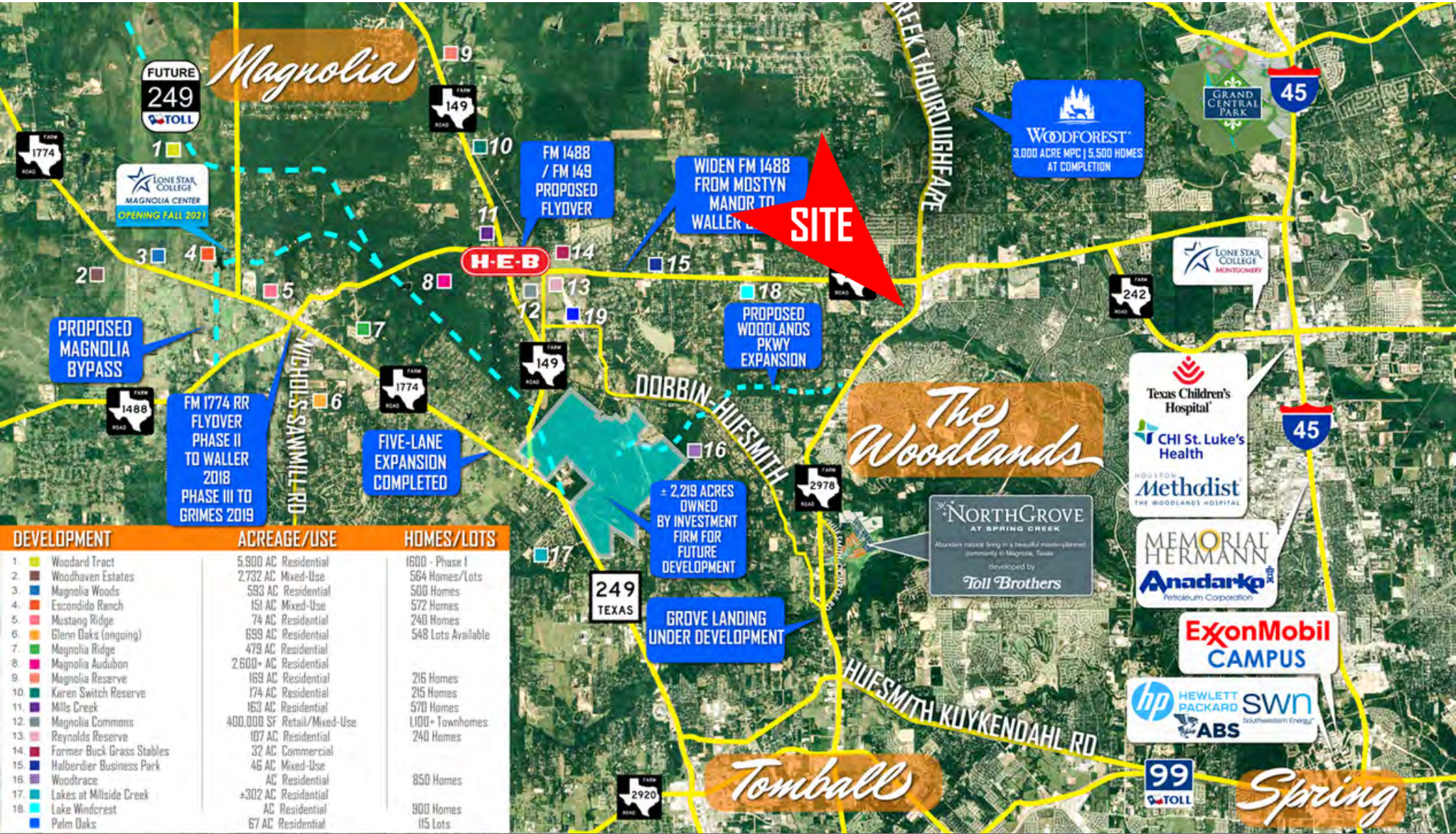
The Woodlands has seen tremendous growth over the past two decades, growing 135% since 1990, and benefits from its outstanding amenities including retail, hotel, entertainment, recreation and conference center facilities.



CORRIDOR DEVELOPMENTS



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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.

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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
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