

# WOODGROVE BUSINESS PARK AT FM 2978

26823 FM 2978 | MAGNOLIA, TX 77354 | THE WOODLANDS SUBMARKET

**INDUSTRIAL | WAREHOUSE | FLEX-OFFICE FOR SALE/LEASE**

**NOW PRE-LEASING**



## PROPERTY OVERVIEW



- New 85,000 SF planned development will offer warehouse, light industrial, flex and office spaces for a variety of users.
- Located south of the intersection Woodlands Pkwy on Magnolia, Texas, the park is located on the west side of The Woodlands & north of Tomball along the newly expanding FM 2978 corridor.
- The development will feature a 40' main drive & is intended to include six buildings ranging in size from 5,000 to 35,000 SF.
- Situated on ±9 acres, plans feature outside storage areas, convenient truck access & turnaround points, generous parking ratios, & business park signage.
- The first building is anticipated for completion by the first quarter of 2021.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	697	30,422	111,562
Total Daytime Population	638	27,113	106,048
Average HH Income	\$152,614	\$136,535	\$147,872

\*Demographic data derived from 2020 STDB



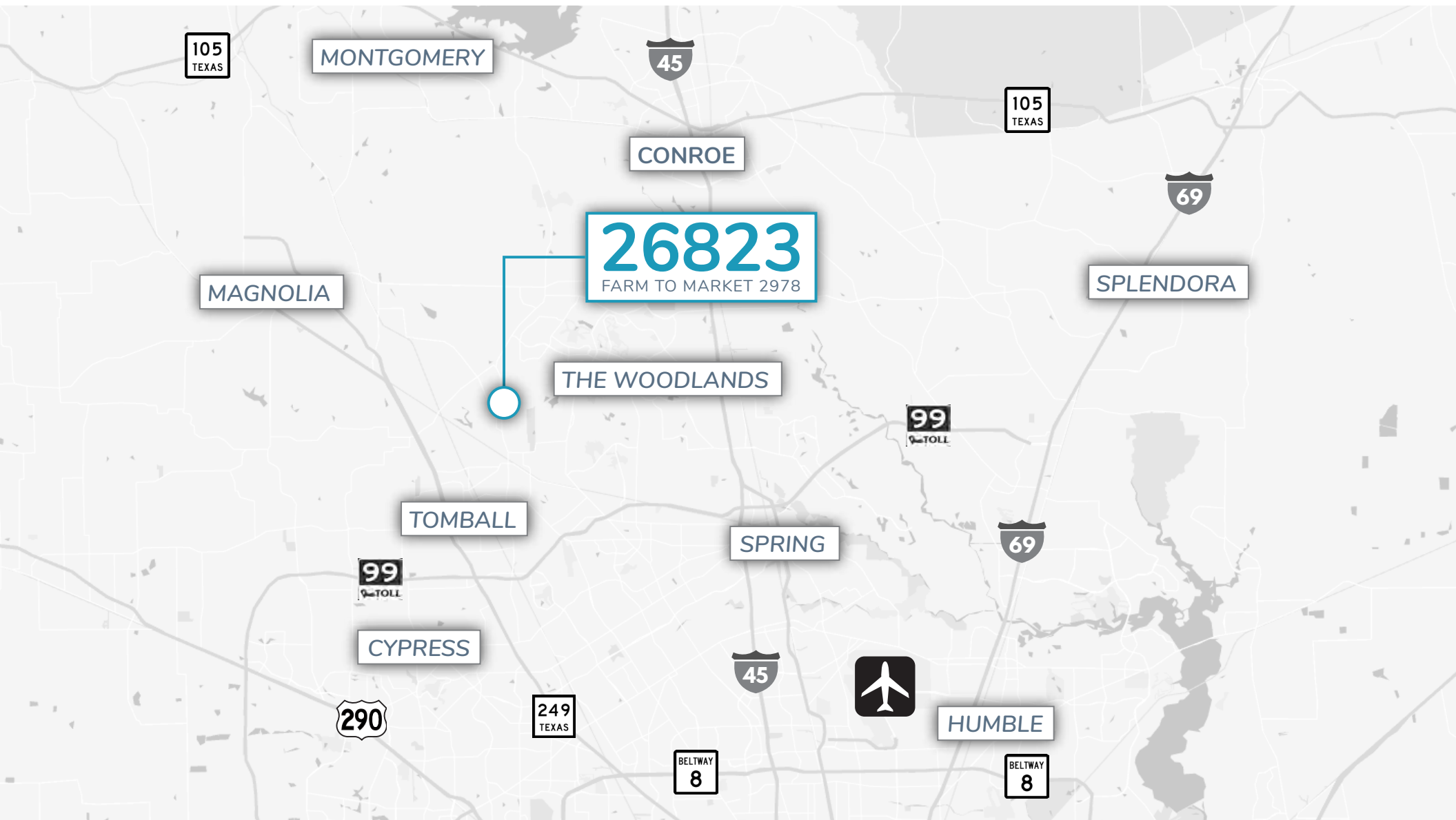
**NORTHGROVE**  
AT SPRING CREEK  
*Toll Brothers*  
America's Luxury Home Builder™  
**ENTRY TO NEW DEVELOPMENT**

**NORTHGROVE**  
AT SPRING CREEK  
ABUNDANT NATURAL LIVING IN A BEAUTIFUL MASTER-PLANNED COMMUNITY IN MAGNOLIA, TEXAS.  
DEVELOPED BY  
*Toll Brothers*

**BAKER HUGHES**  
WESTERN HEMISPHERE  
EDUCATION CENTER  
LESS THAN 3 MILES SOUTH

**GROVE LANDING**  
UNDER DEVELOPMENT

**THE WOODLANDS**



## DENSITY STUDY

- A:  
0.62 ACRE SITE, 5K SF BUILDING, 6 PARKING
- B:  
0.76 ACRE SITE, 7K SF BUILDING,  
4,800 SF OUTDOOR STORAGE SPACE, 9 PARKING
- C:  
0.8 ACRE SITE, 7K SF BUILDING,  
4,800 SF OUTDOOR STORAGE SPACE, 9 PARKING
- D:  
3.78 ACRE SITE, 35K SF BUILDING, 46 PARKING
- E:  
1.83 ACRE SITE, 17K SF BUILDING,  
12,000 SF OUTDOOR STORAGE, 22 PARKING
- F:  
1.45 ACRE SITE, 10K SF BUILDING,  
9,000 SF OUTDOOR STORAGE, 13 PARKING

- ONE 5K SF
- TWO 7K SF
- ONE 10K SF
- ONE 17K SF
- ONE 35K SF

TOTAL: 81K SF

### PARKING COUNT

TOTAL 10,000 SF,  
15% OFFICE 1,500 SF  
85% WAREHOUSE 8,500 SF  
3/1000 FOR OFFICE, NEED 5 CARS  
1/1000 FOR WAREHOUSE, NEED 9 CARS

TOTAL NEED: 14 CARS

TOTAL 7,000 SF,  
15% OFFICE 1,050 SF  
85% WAREHOUSE 5,950 SF  
3/1000 FOR OFFICE, NEED 3 CARS  
1/1000 FOR WAREHOUSE, NEED 6 CARS

TOTAL NEED: 9 CARS

TOTAL 5,000 SF,  
15% OFFICE 750 SF  
85% WAREHOUSE 4,250 SF  
3/1000 FOR OFFICE, NEED 2 CARS  
1/1000 FOR WAREHOUSE, NEED 4 CARS

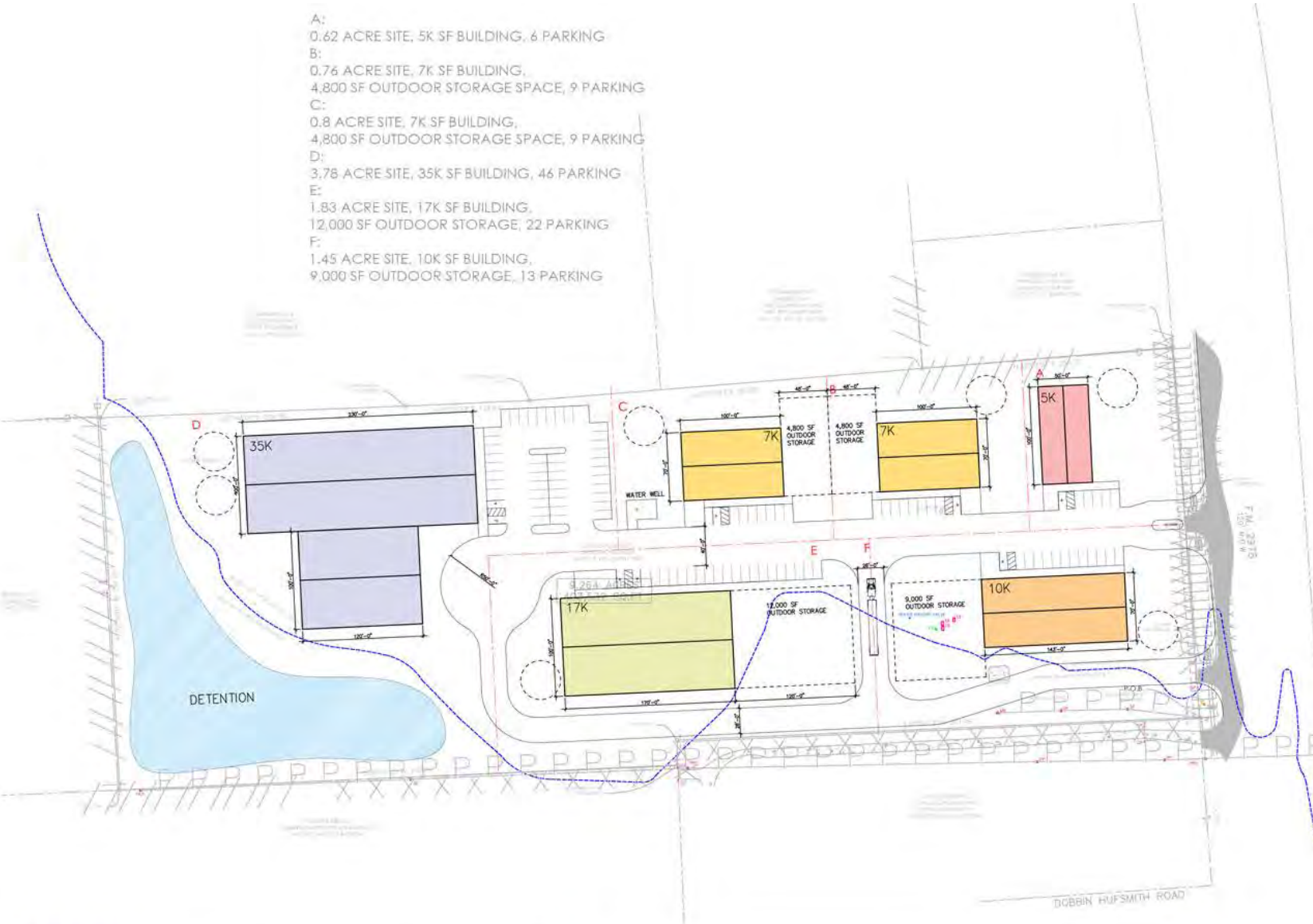
TOTAL NEED: 6 CARS

TOTAL 17,000 SF,  
15% OFFICE 2,550 SF  
85% WAREHOUSE 14,450 SF  
3/1000 FOR OFFICE, NEED 8 CARS  
1/1000 FOR WAREHOUSE, NEED 14 CARS

TOTAL NEED: 22 CARS

TOTAL 35,000 SF,  
15% OFFICE 5,250 SF  
85% WAREHOUSE 29,750 SF  
3/1000 FOR OFFICE, NEED 16 CARS  
1/1000 FOR WAREHOUSE, NEED 30 CARS

TOTAL NEED: 46 CARS





**A:**  
0.62 ACRE SITE, 5K SF BUILDING, 6 PARKING

**B:**  
0.76 ACRE SITE, 7K SF BUILDING,  
4,800 SF OUTDOOR STORAGE SPACE, 9 PARKING

**C:**  
0.8 ACRE SITE, 7K SF BUILDING,  
4,800 SF OUTDOOR STORAGE SPACE, 9 PARKING

**D:**  
3.78 ACRE SITE, 35K SF BUILDING, 46 PARKING

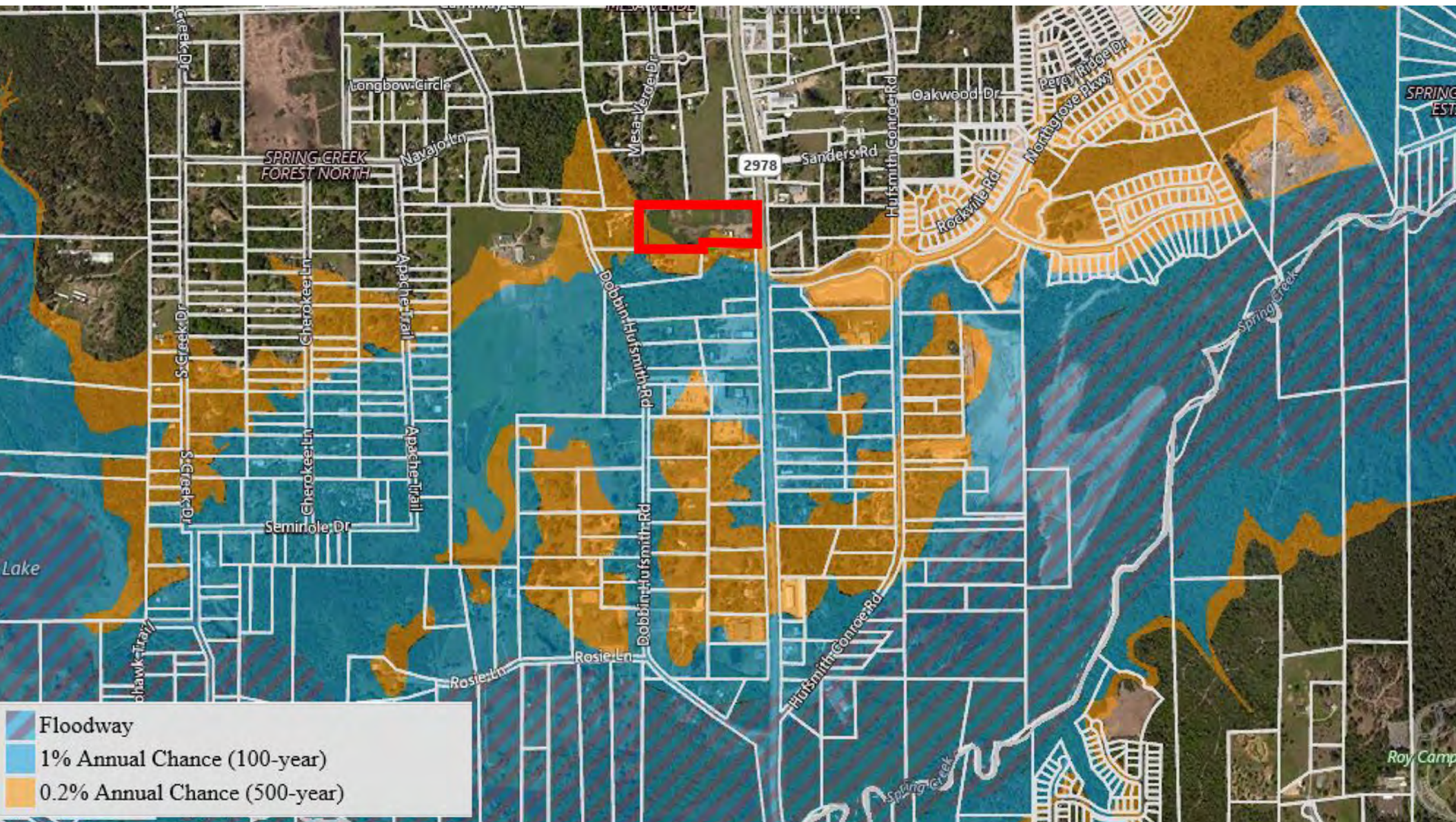
**E:**  
1.83 ACRE SITE, 17K SF BUILDING,  
12,000 SF OUTDOOR STORAGE, 22 PARKING

**F:**  
1.45 ACRE SITE, 10K SF BUILDING,  
9,000 SF OUTDOOR STORAGE, 13 PARKING

ONE 5K SF  
TWO 7K SF  
ONE 10K SF  
ONE 17K SF  
ONE 35K SF

**TOTAL: 81K SF**

FM 2978



# WOODGROVE BUSINESS PARK AT FM 2978

26823 FM 2978 | MAGNOLIA, TX 77354 | THE WOODLANDS SUBMARKET

**3D RENDERING**







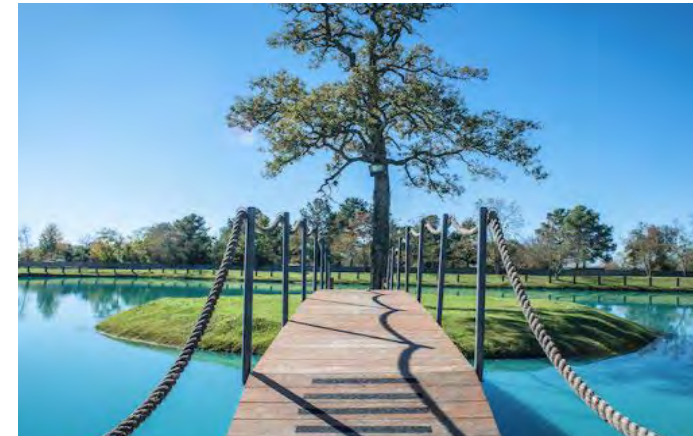
## THE WOODLANDS MARKET HIGHLIGHTS:

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 area with such major employers as Oxy, ExxonMobil Corp, CHI St. Luke's The Woodlands, Memorial Hermann The Woodlands, Huntsman Corp, Hewlett-Packard, Baker Hughes, Talisman Energy, Aon Hewitt, Nexeo Solutions, Chevron, McKesson and Repsol USA. Continued growth is driven in part by the new 385-acre ExxonMobil corporate campus located to the south of The Woodlands that has created an estimated 10,000-12,000 jobs and is 3-4 million square feet.

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 opened their 20,000 SF outpatient clinic 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.



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

As the Hwy 249 extension comes to fruition, economic and residential growth is expected to follow in the southwest portion of Montgomery County. Greater Magnolia-area residents will gain easier access to the region and see a spike in economic development as they see the first Montgomery County main lanes of the long-awaited Hwy. 249 extension project open, stretching from Spring Creek to just south of FM 149 in Pinehurst. By 2022, drivers are estimated to save 16 minutes during evening peak traffic times when traveling northbound on the tollway from Spring Cypress Road to FM 1774 in Pinehurst instead of the Hwy. 249 frontage road, the traffic and revenue study shows. The time savings amount is expected to grow to 26 minutes by 2040, the study states.

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.

**FOR MORE  
INFORMATION  
CONTACT**

**SEAN DURKIN  
JEFF BEARD, CCIM**

281.367.2220  
JBEARDCOMPANY.COM

10077 GROGAN'S MILL RD | SUITE 135  
THE WOODLANDS, TEXAS 77380



# 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