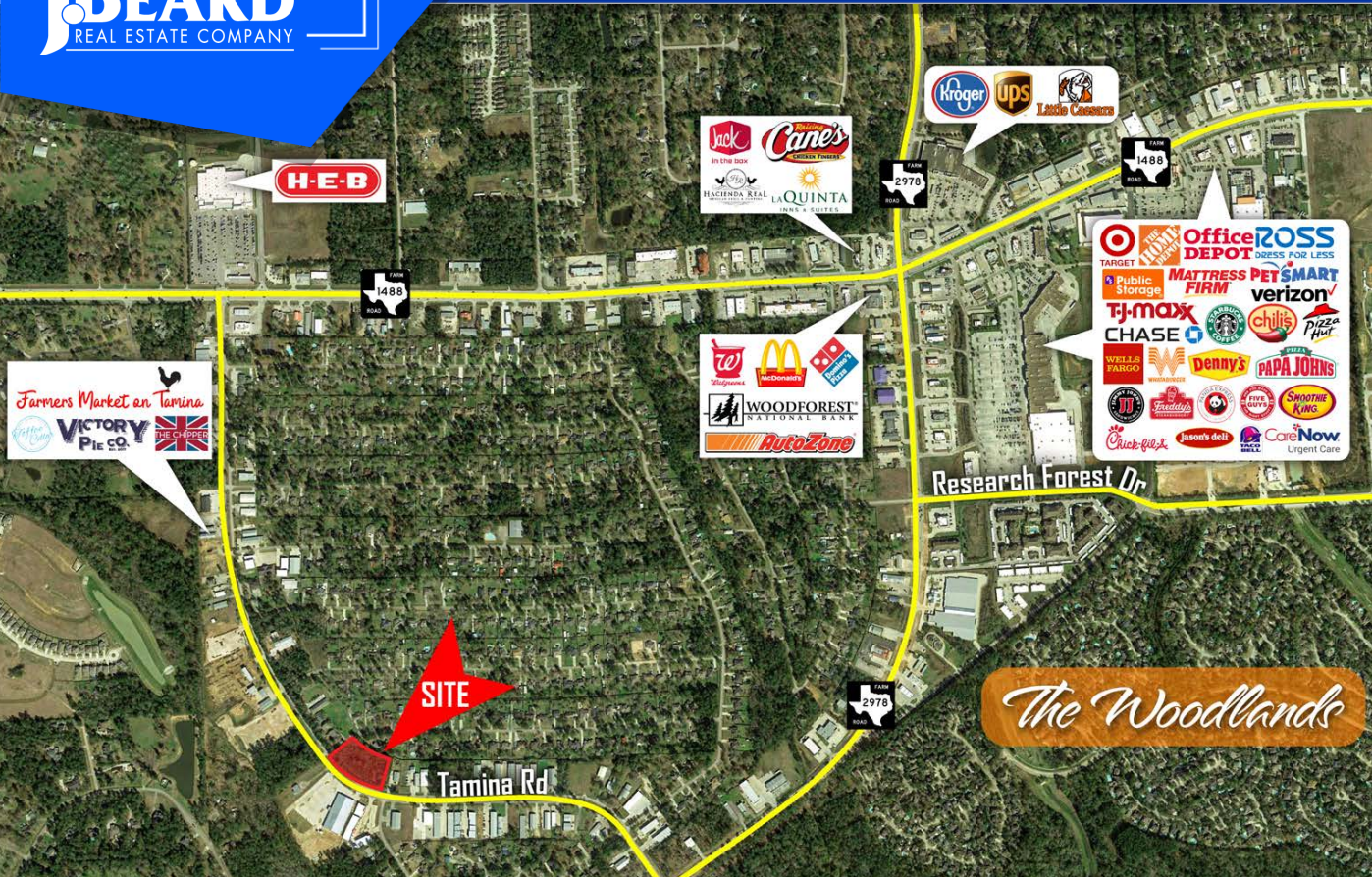


±2.27 ACRES
AVAILABLE



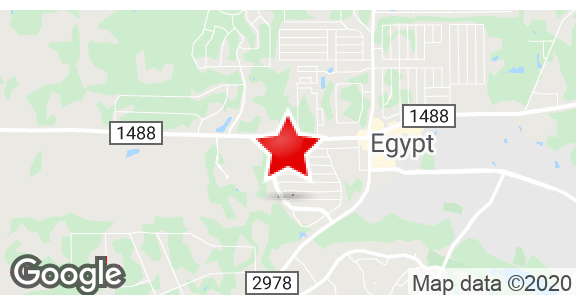
COMMERCIAL LAND FOR SALE

TAMINA RD. & BLACK FOREST DR.
MAGNOLIA, TX 77354



PROPERTY HIGHLIGHTS

- ±2.27 acres of commercial land on Tamina Road at the intersection of Black Forest Drive.
- Located in an area of explosive commercial growth in The Woodlands Submarket between FM 1488 and FM 2978.
- Recent development on Tamina Road comprises of office, retail, and “flex” building projects.
- Property is located outside the 500-year flood plain per Montgomery County and FEMA flood maps.
- Approximately 500 feet of frontage on Tamina Road and 250 feet along Black Forest Drive.
- Median crossovers located at northern and southern ends of property.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,429	60,675	107,595
Total Daytime Population	3,777	39,322	77,065
Average HH Income	\$168,116	\$164,969	\$160,123

* Demographic data derived from 2020 STDB



FOR MORE INFORMATION CONTACT:

Neal King | Jeff Beard, CCIM

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

COMMERCIAL LAND FOR SALE

TAMINA RD. & BLACK FOREST DR.
MAGNOLIA, TX 77354



The subject property is zoned for commercial real estate.

Size / Acres: ±2.27 Acres

Zoning / Highest & Best Use Commercial

Shape: Mostly Rectangular

Topography: Flat

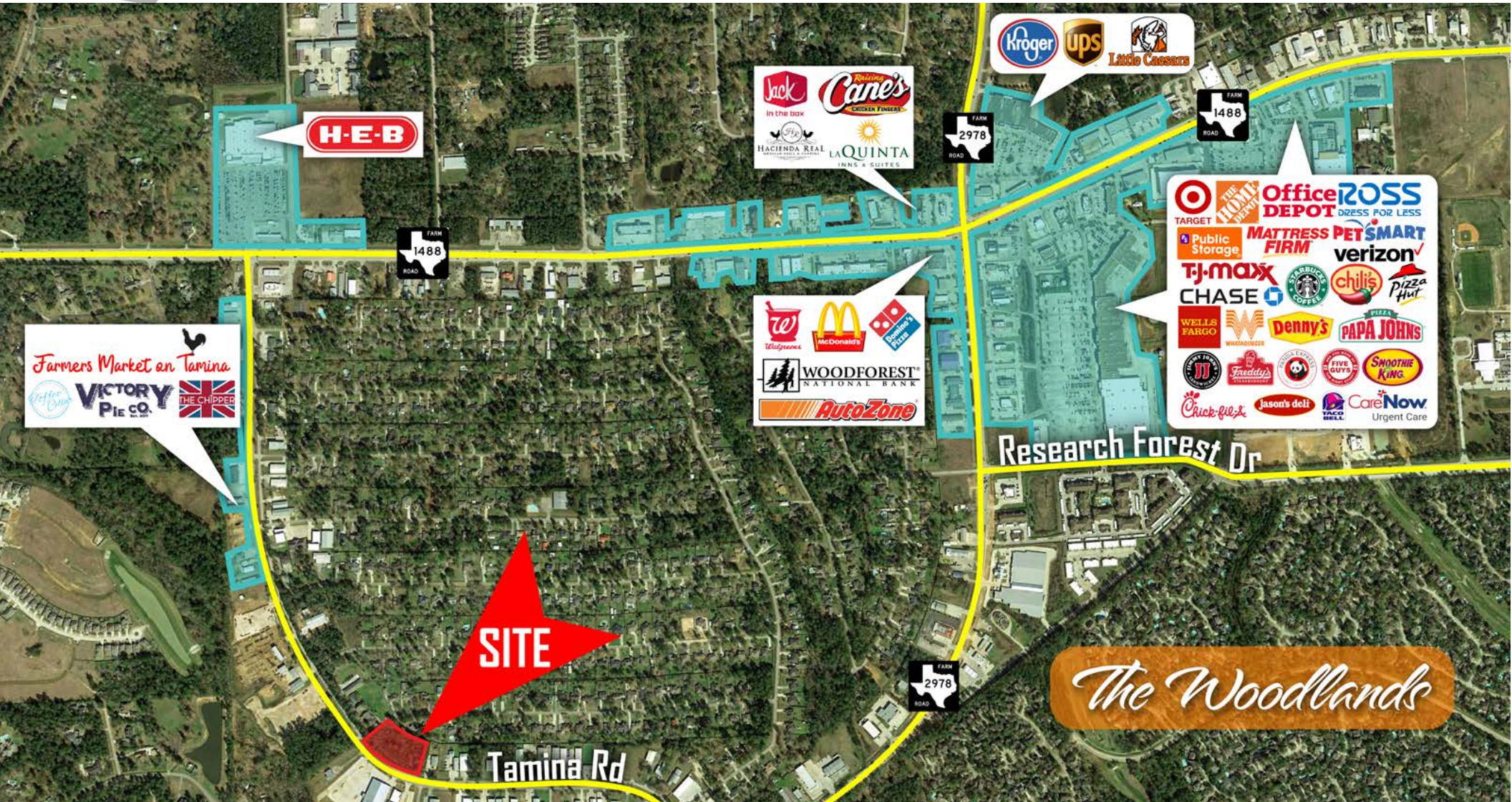
Road Frontage: ±500 Feet of road frontage on Tamina Rd & ±250 Feet of road frontage on Black Forest Dr

Floodplain: Property lies outside of the 100 & 500 year flood plain per FEMA flood plain map

Utilities: Water, Electric & Gas

COMMERCIAL LAND FOR SALE

TAMINA RD. & BLACK FOREST DR.
MAGNOLIA, TX 77354



Farmers Market on Tamina
VICTORY PIE CO. THE CHIPPER

Jack in the Box
Cane's
HACIENDA REAL
LA QUINTA
LINKS & SUITES

Kroger
ups
Little Caesars

Target
Public Storage
TJ-maxx
CHASE
WELLS FARGO
Chick-fil'd
Jason's deli
TACO BELL
Office Depot
ROSS
MATTRESS FIRM
PET SMART
verizon
chili's
Pizza Hut
Denny's
PAPA JOHNS
FIVE GUYS
SMOOTHIE KING
CareNow Urgent Care

Wendy's
McDonald's
Domino's
WOODFOREST NATIONAL BANK
AutoZone

Research Forest Dr

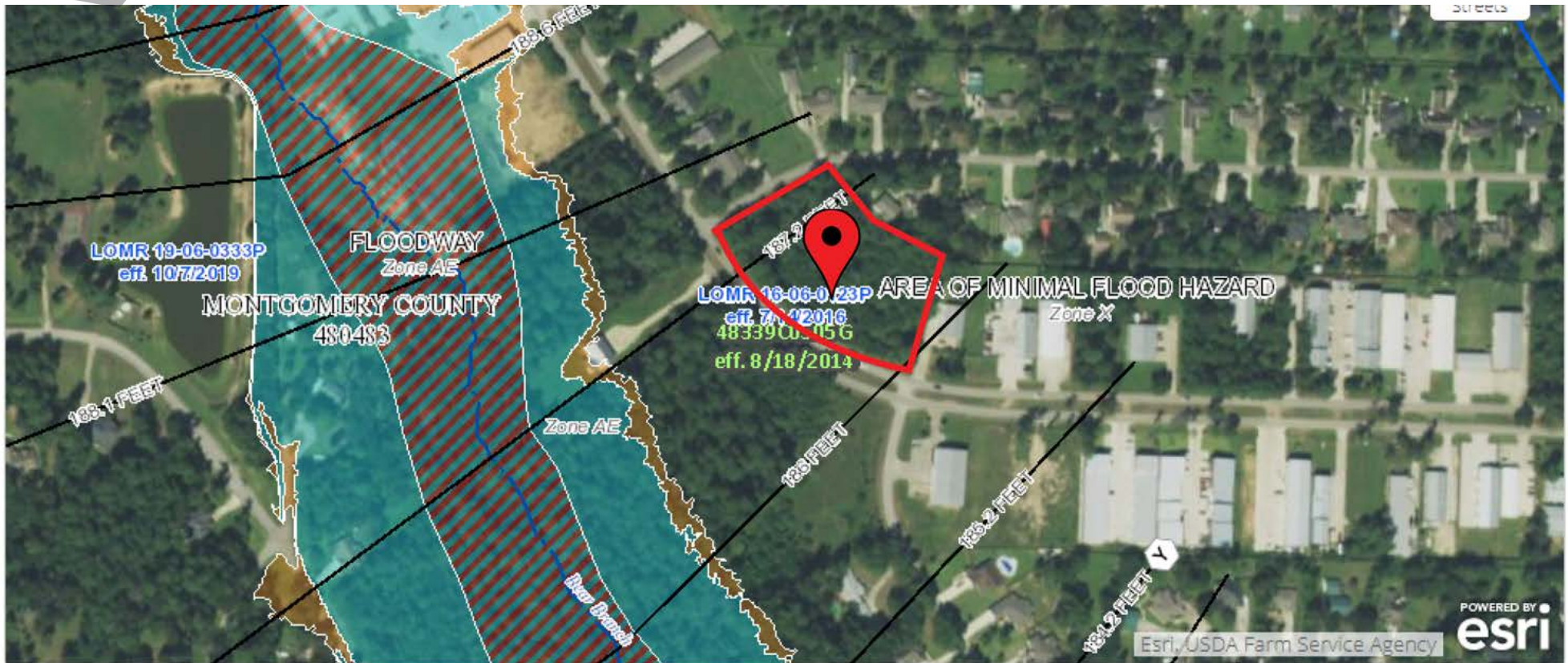
SITE

The Woodlands

COMMERCIAL LAND FOR SALE

TAMINA RD. & BLACK FOREST DR.
MAGNOLIA, TX 77354





PIN



Approximate location based on user input and does not represent an authoritative property location



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped

MAP PANELS

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X

20.2

17.5



- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

POWERED BY
esri



THE WOODLANDS MARKET OVERVIEW

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 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.



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