



76.72 ACRES – MAGNOLIA, TX

ALFORD ROAD, SOUTH OF FM 1488 | MAGNOLIA, TEXAS

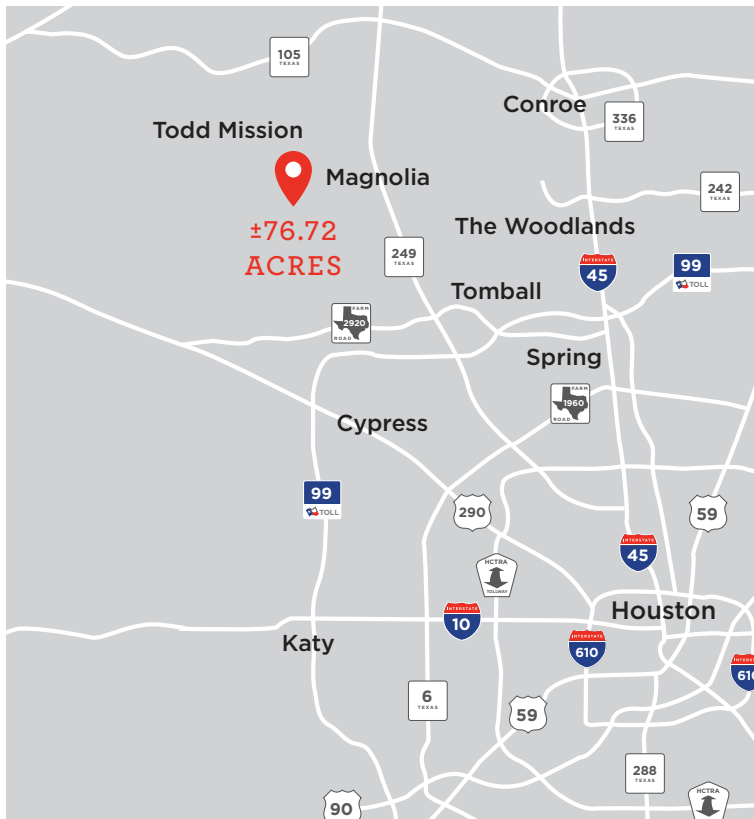
±76.72 ACRES AVAILABLE FOR SALE

ROB WHITAKER | 281.477.4300

±76.72 ACRES AVAILABLE FOR SALE IN MAGNOLIA, TEXAS

▶ **ROB WHITAKER**
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281.640.7657

- Beautiful heavily wooded tract with rolling terrain.
- Excellent for a residential development or a great location for up to 5 homes within a family on the site.



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±76.72 acres
- ▶ PRICE:
\$19,000 per acre
- ▶ SCHOOL DISTRICT:
Magnolia ISD
- ▶ UTILITIES
Water & electricity
- ▶ ENGINEERING/DETENTION
Required
- ▶ FRONTAGE:
Approx. 60 ft. on Alford



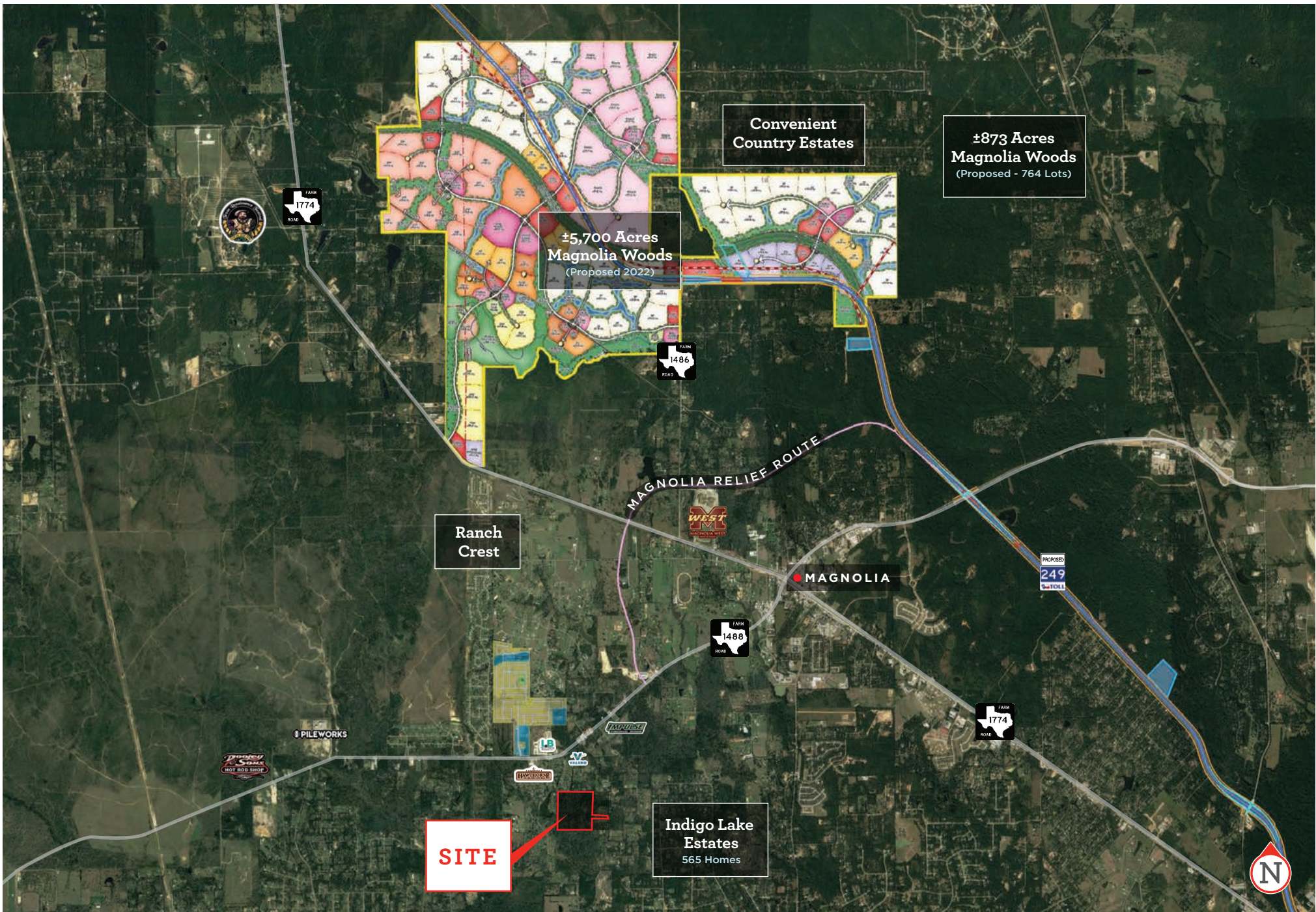
32,077
Current Population
Within 5-Mile Radius



39.32%
Population Growth
Within a 5-mile Radius
from 2010 to 2018



\$132,920
Average HHI Within
1-Mile Radius



Convenient
Country Estates

±873 Acres
Magnolia Woods
(Proposed - 764 Lots)

±5,700 Acres
Magnolia Woods
(Proposed 2022)

Ranch
Crest

MAGNOLIA RELIEF ROUTE

MAGNOLIA

PROPOSED
249
TOLL

FARM
ROAD
1488

FARM
ROAD
1774

Indigo Lake
Estates
565 Homes

SITE

PILEWORKS

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 09/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	399	5,176	10,929
Current Population	1,134	15,284	32,077
2010 Census Average Persons per Household	2.84	2.95	2.94
2010 Census Population	1,184	11,086	23,036
Population Growth 2010 to 2018	-4.23%	37.95%	39.32%

CENSUS HOUSEHOLDS

1 Person Household	14.98%	14.22%	14.90%
2 Person Households	34.13%	33.96%	34.21%
3+ Person Households	50.89%	51.82%	50.89%
Owner-Occupied Housing Units	87.33%	84.21%	84.23%
Renter-Occupied Housing Units	12.67%	15.79%	15.77%

RACE AND ETHNICITY

2018 Estimated White	90.34%	87.21%	85.93%
2018 Estimated Black or African American	3.00%	3.78%	3.44%
2018 Estimated Asian or Pacific Islander	0.44%	1.38%	1.23%
2018 Estimated Other Races	5.25%	6.94%	8.60%
2018 Estimated Hispanic	9.43%	13.50%	17.74%

INCOME

2018 Estimated Average Household Income	\$132,920	\$117,520	\$106,532
2018 Estimated Median Household Income	\$87,863	\$86,432	\$81,609
2018 Estimated Per Capita Income	\$47,066	\$39,870	\$36,455

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	27.71%	27.03%	28.56%
2018 Estimated Bachelors Degree	17.05%	20.23%	18.37%
2018 Estimated Graduate Degree	7.38%	8.68%	7.63%

AGE

2018 Median Age	40.5	38.2	38
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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