

FOR SALE

±1.8 ACRES AVAILABLE

126 ROY ST @ FM 1488
Magnolia, Texas

**AREA DEVELOPMENTS
& SCHOOLS**

**LONE STAR COLLEGE
Magnolia**
Opening 2021

Mustangs
MAGNOLIA WEST HIGH SCHOOL

Executive Inn & Suites **AutoZone** **Arlan's MARKET**
Kwik Kar. **Jack in the box** **Pizza Hut** **KFC**
FAMILY DOLLAR

SONIC **EXXON** **Brookshire Brothers** **BURGER KING** **SHIPLEY DO-NUTS**
McDonald's **Dominos** **PAPA JOHN'S** **SUBWAY** **DOLLAR GENERAL**

MI HOMES **dh Homes** **First America Homes**
MAGNOLIA RIDGE - 470 ACRES

**PROPOSED
MAGNOLIA
BYPASS**

*Downtown
Magnolia*

**MAGNOLIA
ELEMENTARY
SCHOOL**

unity park

**Magnolia
BIBLE CHURCH**

**MAGNOLIA
TRAILS
APARTMENTS**

**MAGNOLIA
6TH GRADE
CAMPUS**

**MAGNOLIA
ALPHA
ACADEMY**

**BLACKWELL
MINI
STORAGE**

**DAVID HILL
CRIMINAL
JUSTICE
CENTER**

**MAGNOLIA
JUNIOR
HIGH SCHOOL**



FM 1774

FM 1488

FM 1774

DOD KATY HOCKEY R

WINDHOLM'S SAW

The subject property zoning appears to be unrestricted, to be verified.

Size / Acres:	77,440.80 SF
Zoning/Highest and Best Use:	Commercial, Retail, Urgent Care/Medical Office, Fast Food, Pharmacy, Investment Hold
Shape:	Rectangular
Topography:	Mostly Flat, wooded.
Road Frontage:	±179' feet of road frontage
Existing Curb-Cuts:	Roy Street
Floodplain:	Outside of the 100 & 500 year flood plain per Montgomery County and FEMA flood plain maps
Detention:	No current detention
Utilities :	Water & Sewer – City of Magnolia

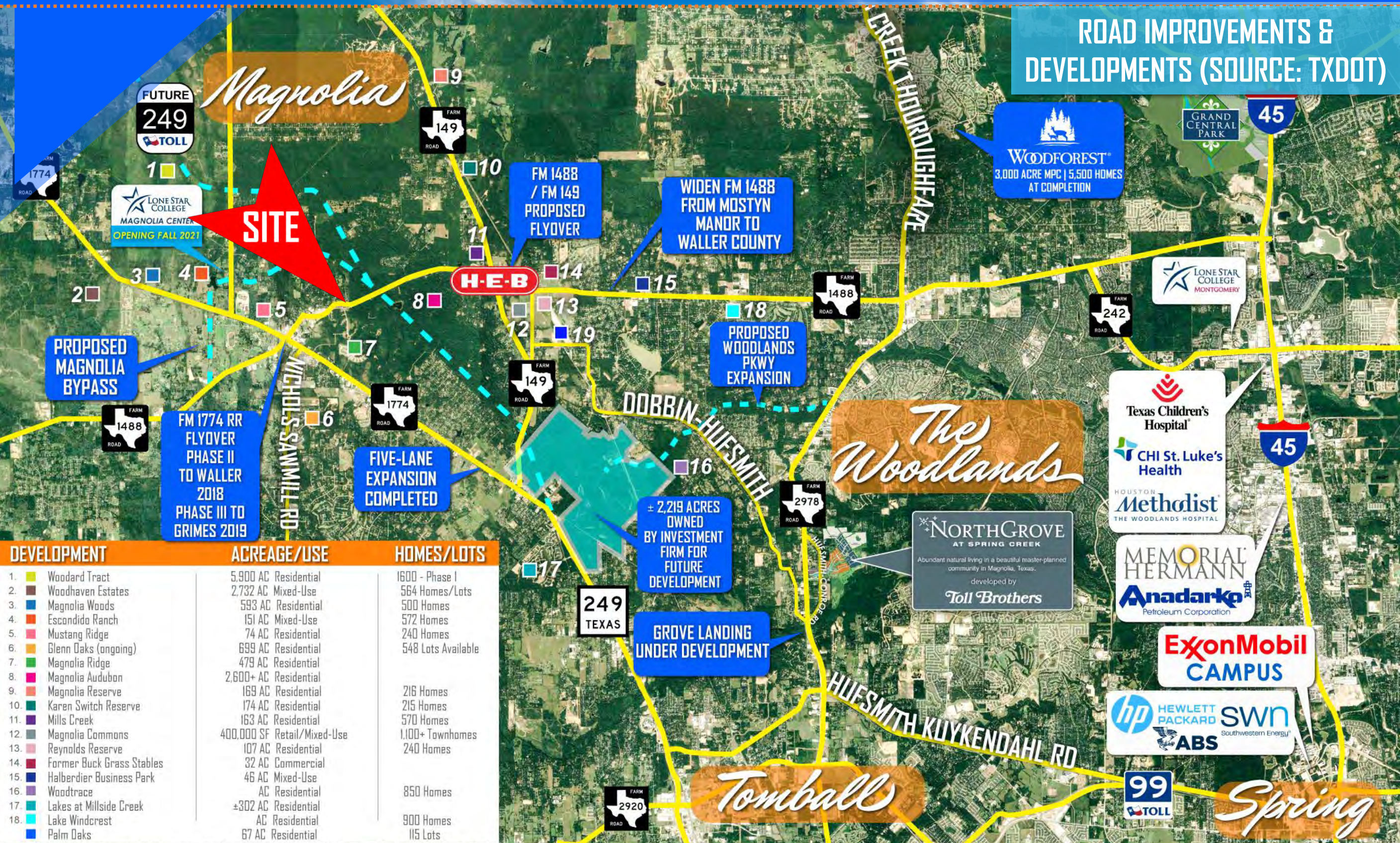


The subject property lies outside of the 100 and 500 year floodplains per Montgomery County FEMA Floodplain maps.



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ROAD IMPROVEMENTS & DEVELOPMENTS (SOURCE: TXDOT)



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▶ 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 IH45 and US290 - 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. With traffic expected to roll on the new roadway in 1Q 2020, more roadway improvements are being completed and more are on the way. The FM 1488 flyover at FM 149 is scheduled to open to two lanes of traffic on January 26, 2018 and the FM 1775 flyover is in progress and expected to open in Spring 2019. 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.

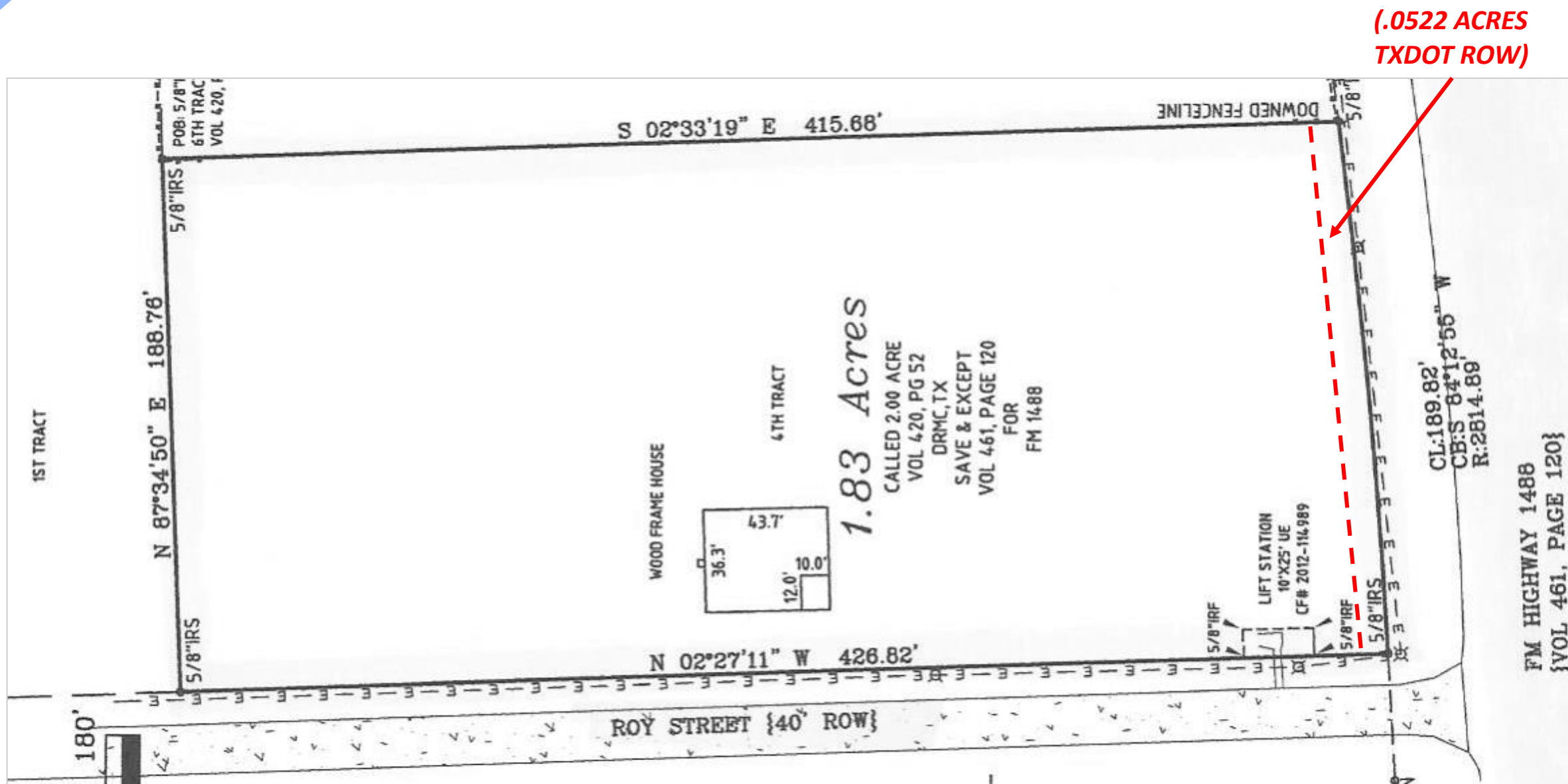


MAGNOLIA ECONOMIC DRIVERS

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CURRENT TENANTS & AREA RETAIL





▶ **INSIGHT.KNOWLEDGE.EXPERTISE**

FOR MORE INFO:

DIANA GAINES | JEFF BEARD, CCIM | 281.367.2220 | JBEARDCOMPANY.COM



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date