



±15,000 SF
AVAILABLE

HACKBERRY PLAZA RETAIL & PROFESSIONAL CENTER

10600 FM 1488 | MAGNOLIA, TX 77354

PROJECTED DELIVERY MID 2021



- INSIGHT
- KNOWLEDGE
- EXPERTISE

FOR MORE INFORMATION:

Jackson Cain | Jeff Beard, CCIM

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281.367.2220 | JBEARDCOMPANY.COM

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PROPERTY HIGHLIGHTS



- Gross leasable area of 15,000 sf; including two 7,500 sf buildings, each containing six 25' X 50' bays with prominent signage and endcap features.
- Attractive high-end features including covered entries and stucco exterior.
- Buildings connected via 1,500 sf covered patio ideal for outdoor dining.
- Monument signage available.
- Parking ratio 4.6 cars/1000 SF (86 spaces).
- Across from high-end residential developments including Lake Windcrest and Thousand Oaks total 1,550 homes. Strong trade area with a one-mile average household income of \$173,092. (*per 2020 STDB)
- Traffic counts are 17,838 vpd west of the site on FM 1488, and 33,500 vpd east of the site on FM 1488.

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PROPERTY HIGHLIGHTS



2020 DEMOGRAPHICS

3 MILE

5 MILE

Total Population

14,003

57,885

Total Daytime Population

12,075

51,553

Average HH Income

\$153,305

\$149,895

**Demographic data derived from 2020 STDB*

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PROPERTY RENDERINGS

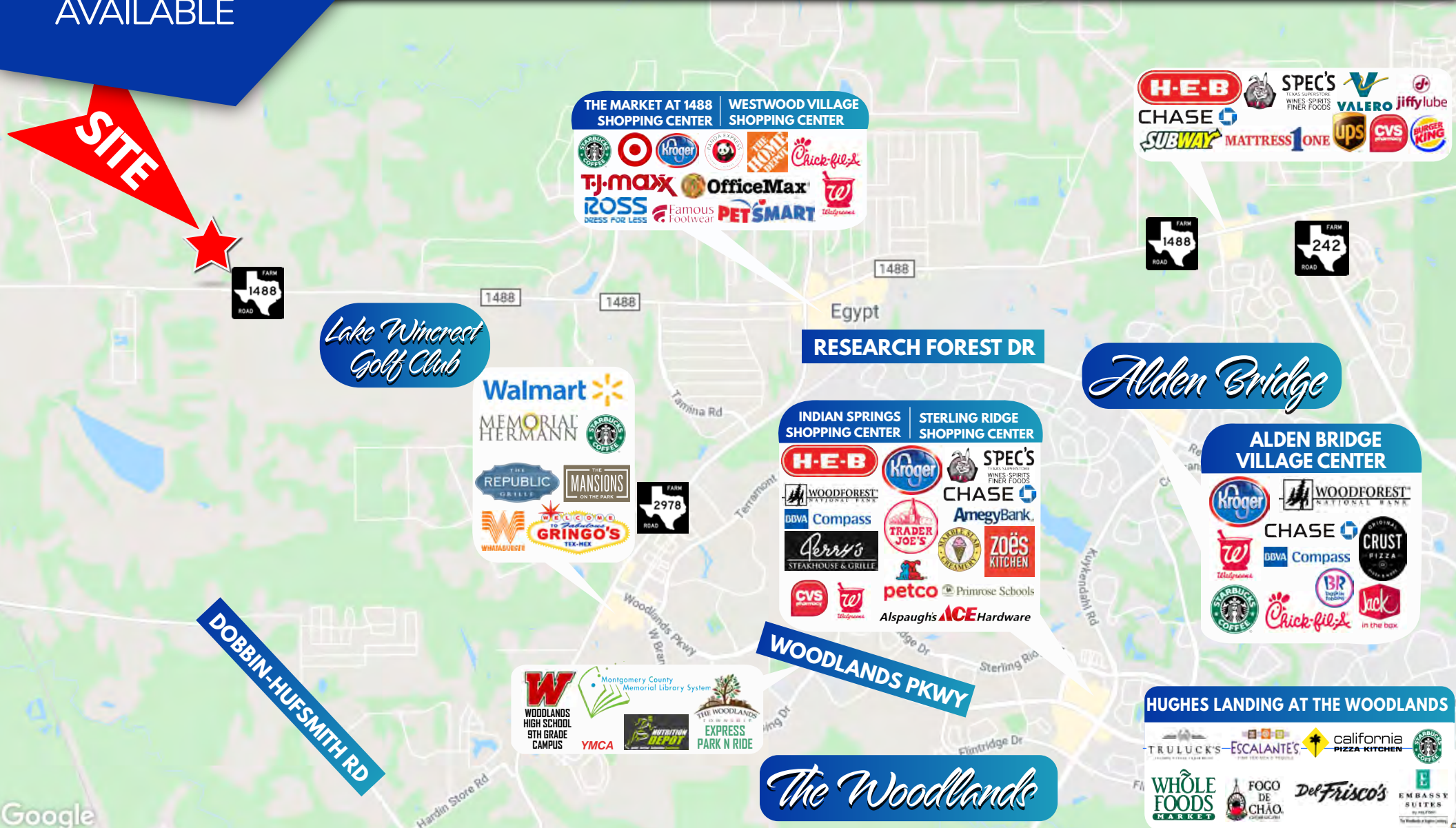


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AREA SCHOOLS



DOBBIN-HUFSMITH RD

WOODLANDS PKWY

The Woodlands

- INSIGHT
- KNOWLEDGE
- EXPERTISE

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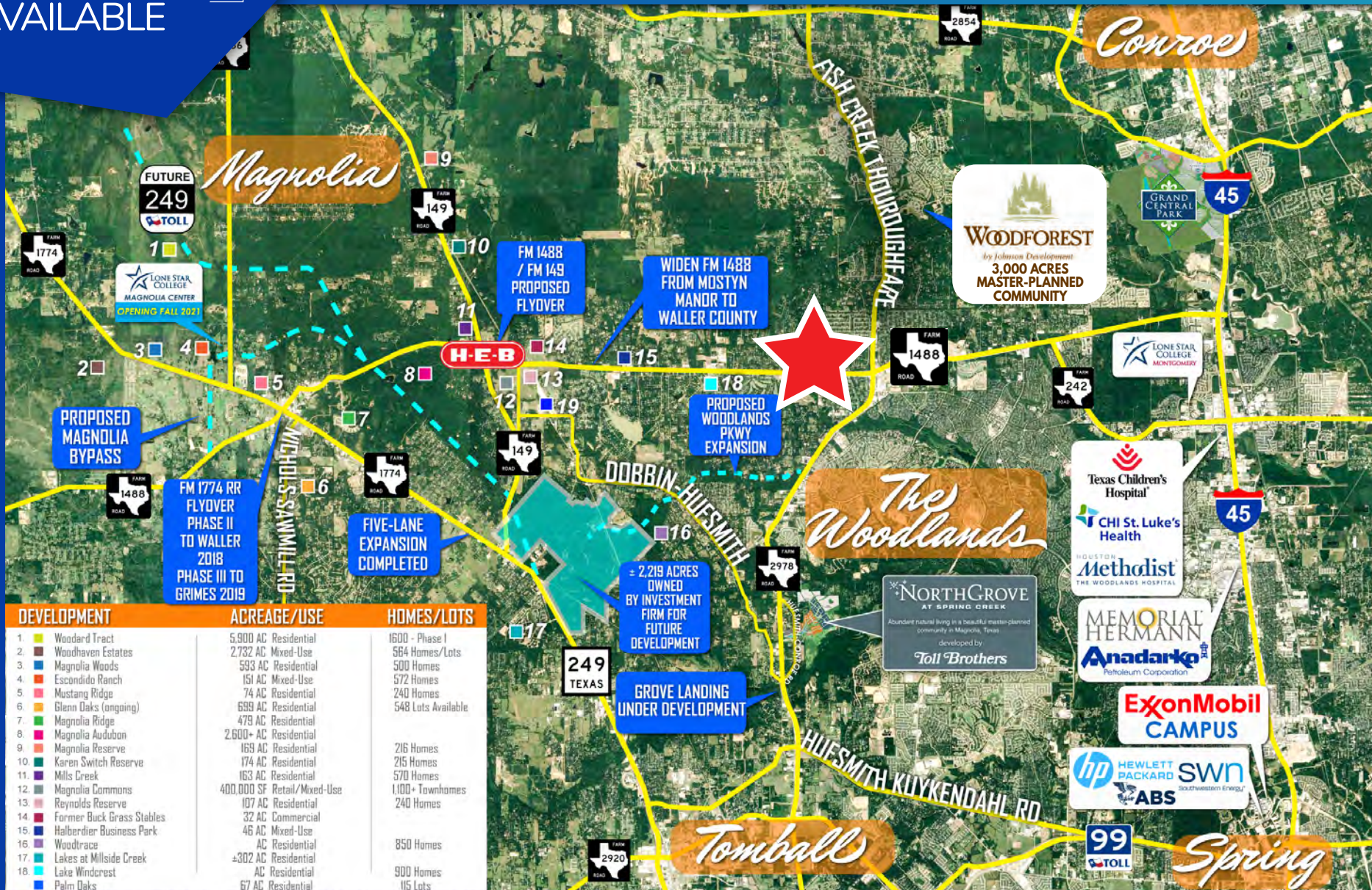
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SURROUNDING AREA DEVELOPMENTS



DEVELOPMENT	ACREAGE/USE	HOMES/LOTS
1. Woodard Tract	5,900 AC Residential	1600 - Phase I
2. Woodhaven Estates	2,732 AC Mixed-Use	564 Homes/Lots
3. Magnolia Woods	593 AC Residential	500 Homes
4. Escondido Ranch	151 AC Mixed-Use	572 Homes
5. Mustang Ridge	74 AC Residential	240 Homes
6. Glenn Oaks (ongoing)	689 AC Residential	548 Lots Available
7. Magnolia Ridge	479 AC Residential	
8. Magnolia Audubon	2,600+ AC Residential	
9. Magnolia Reserve	169 AC Residential	216 Homes
10. Karen Switch Reserve	174 AC Residential	215 Homes
11. Mills Creek	163 AC Residential	570 Homes
12. Magnolia Commons	400,000 SF Retail/Mixed-Use	1,100+ Townhomes
13. Reynolds Reserve	107 AC Residential	240 Homes
14. Former Buck Grass Stables	32 AC Commercial	
15. Halberdier Business Park	46 AC Mixed-Use	
16. Woodtrace	AC Residential	850 Homes
17. Lakes at Millside Creek	±302 AC Residential	900 Homes
18. Lake Windcrest	AC Residential	115 Lots
19. Palm Oaks	67 AC Residential	

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AREA SCHOOLS

Magnolia
High School
1,961

Magnolia Parkway
Elementary School
713

Bear Branch
Elementary School
637

Tom R Ellisor
Elementary
752

Deretchin
Elementary
School
949

Bear Branch
Junior High School
1,456

Cedric C Smith
Elementary School
804

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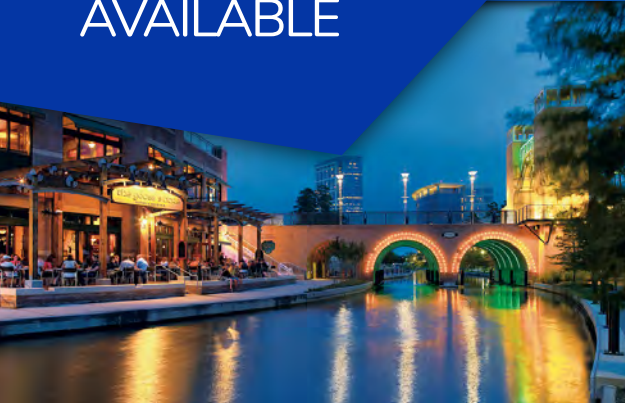
THE WOODLANDS MARKET HIGHLIGHTS

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.



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MARKET AREA OVERVIEW

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.





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