

±1,058 SF FOR LEASE

13345 FM 1488, MAGNOLIA, TX 77354

SHOP ^{COS.}



 **CURLINE**

Kendall Reynolds / **KREYNOLDS@SHOPCOMPANIES.COM** / **713.574-8213**

Renee Kaiser / **RENEE@SHOPCOMPANIES.COM** / **281.845.3112**

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PROJECT SCOPE

Magnolia Point, located at the SEC of FM-1488 and Spur 149, is a dominant retail hub in the rapidly growing community of Magnolia. The site is shadow-anchored by H-E-B and across from Magnolia High School, with an enrollment of over 2,200 students. The pad has clear visibility from FM-1488, and features 8 convenient access points, 4 traffic lights, and ample parking. This site is located among Lowe's Home Improvement, over 40,000 square feet of retail, and Alexan Magnolia 300-unit multifamily development. This 2nd-generation restaurant opportunity features a drive-thru with the latest technology and a walk-up window.

DETAILS

- Building Size: ±1,058 SF
- Parcel Size: ±1.045 AC
- Call Broker for Pricing

TRAFFIC COUNTS

o FM 1488:	18,720 VPD '25
o FM 149 Spur:	5,457 VPD '25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	1,962	13,557	40,131
Avg. HH Income	\$194,362	\$168,109	\$148,797
Total Housing Units	551	4,488	13,543
Daytime Population	2,488	11,437	32,748
Median Home Value	\$583,513	\$481,369	\$480,968

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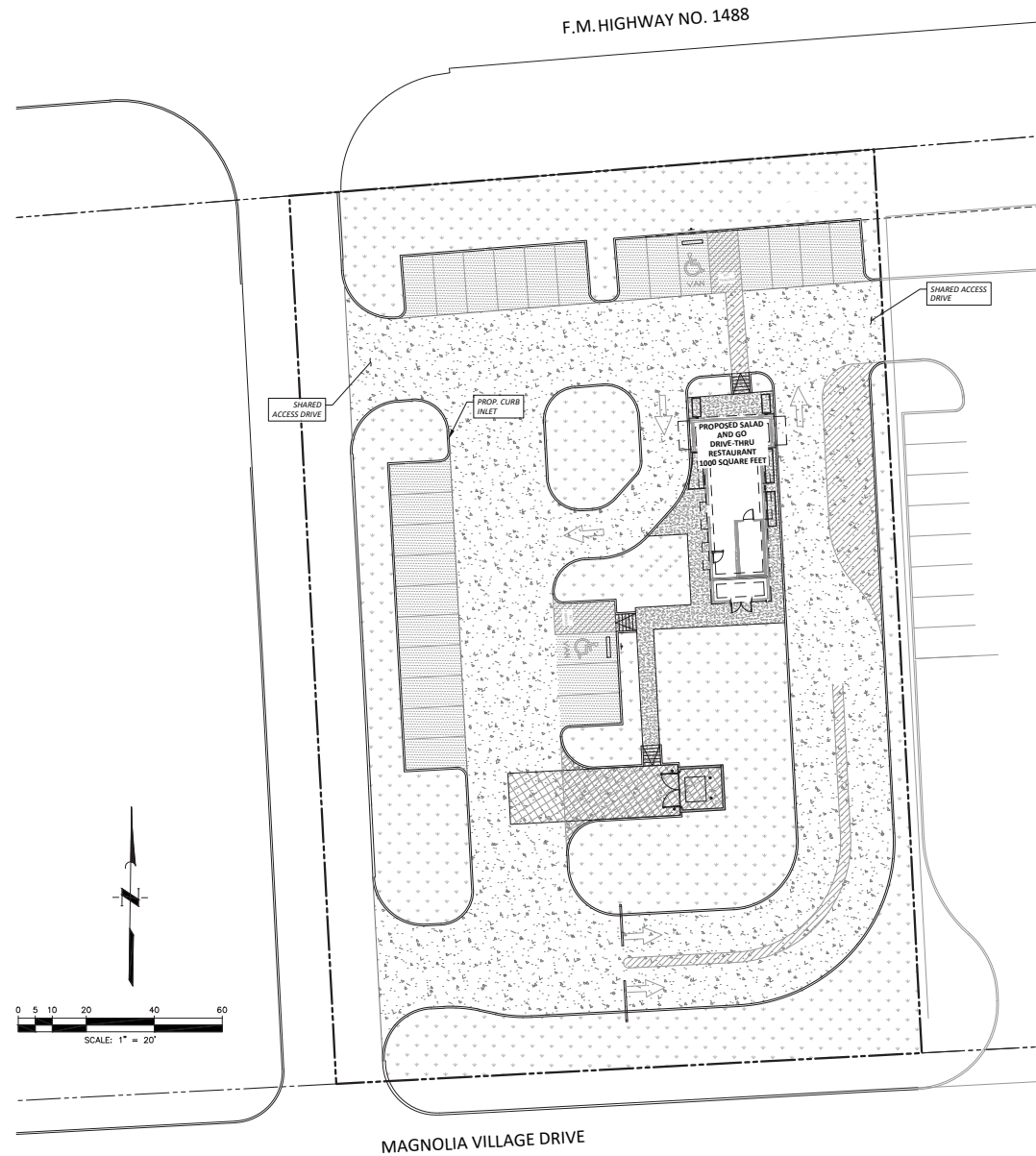
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TENANT INDEX

100	MILANO NAIL SPA	4,292
102	WOOF GANG BAKERY & GROOMING MAGNOLIA CITY OF MAGNOLIA	1,200
103	CREW BOUTIQUE	1,000
104	SOCO BLOW DRY BAR	1,796
105	TROPICAL SMOOTHIE CAFE	2,026
200	BAYLOR ST LUKE'S MEDICAL GROUP	1,687
201	T-MOBILE	4,690
202	CRUST PIZZA	1,994
203	AKASHI ASIAN BISTRO & SUSHI BAR	2,694
204	SPORT CLIPS	5,902
205	PACIFIC DENTAL SERVICES	1,214
206	TACO BELL	3,183
OP1	7 BREW	2,129
OP2	AVAILABLE	656
OP3	AVAILABLE	1,058
OP4	WHATABURGER	3,410
OP5	SWIG	755
OP6	MISTER CAR WASH	5,432
OP7	TAKE 5 OIL CHANGE	1,682
OP8	MAVIS TIRES & BRAKES	6,955



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

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RAND HOROWITZ

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