

NOW LEASING

Audubon Retail Center

FM 1488 and Mill Creek Road | Magnolia, TX 77354



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XAG Properties

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Audubon Retail Center

FM 1488 AND MILL CREEK ROAD | MAGNOLIA, TX 77453

Property Information

	First Floor	Second Floor
Space Available	± 15,000 SF	± 15,000 SF
Minimum SF (In-Line)	±1,170 SF	±1,170 SF
Rental Rate	Call for Pricing	
Tenant Buildout Allowance	Negotiable	
Delivery Date	2024 3rd Qtr.	

Property Features

- Located at the Junction of Mill Creek Road and FM 1488, providing convenient connectivity to SH- 249, SH- 140, and I- 45
- 2 Large patio options available
- Two story retail center coming early 2024
- Strategically positioned within Audubon Master-planned Community
- Average disposable income within a 3 mile radius is \$109,512

*Demographics & Population

Population 2022	1 mile	2,885
	3 mile	11,775
	5 mile	26,953
Population 2027 Forecast	1 mile	3,257
	3 mile	14,109
	5 mile	32,325

*Household Income

1 mile	\$80,771
3 miles	\$107,645
5 miles	\$123,438

*Traffic Count

FM 1488	13,325 VPD
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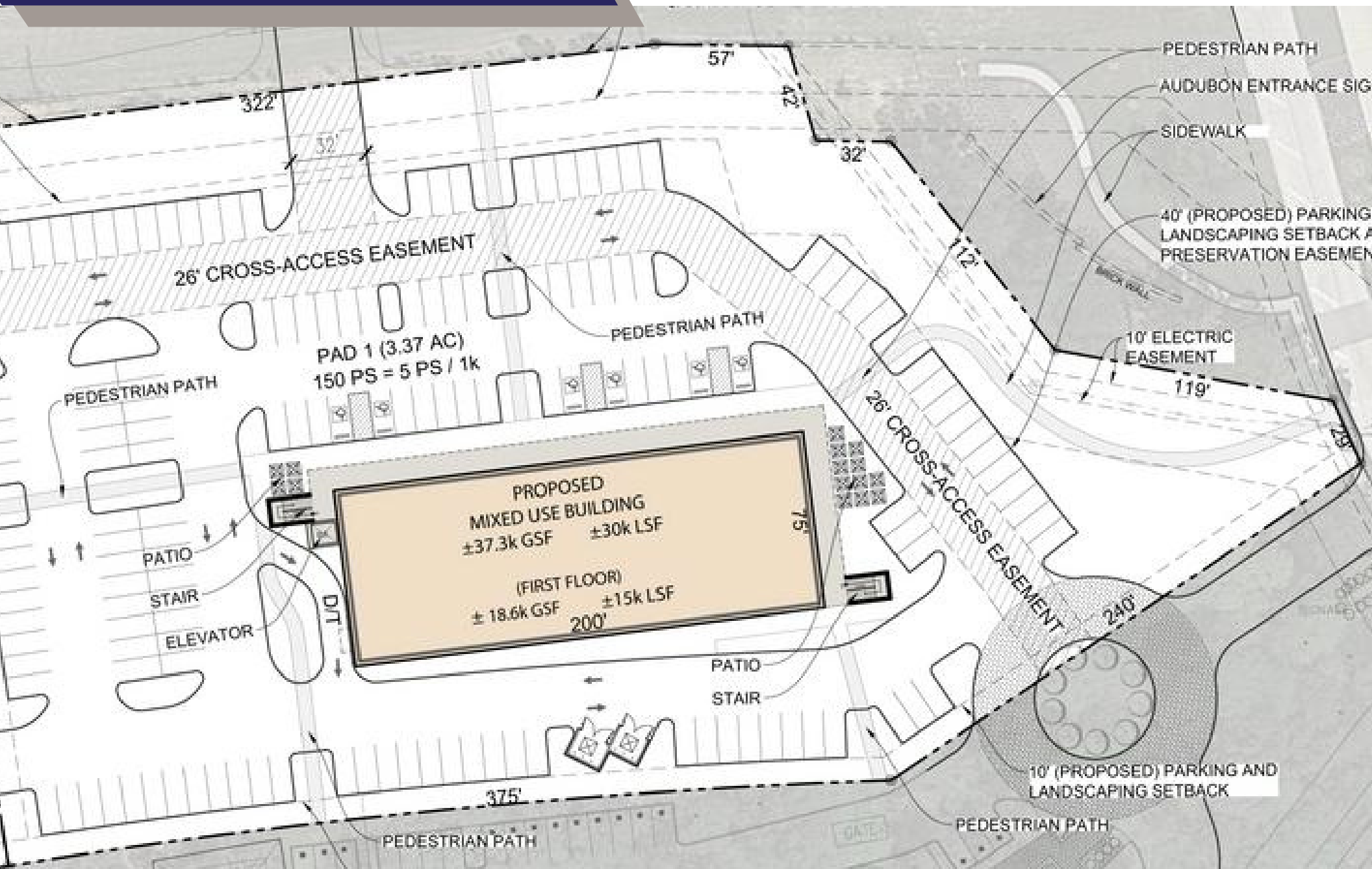
Major Area Retailers

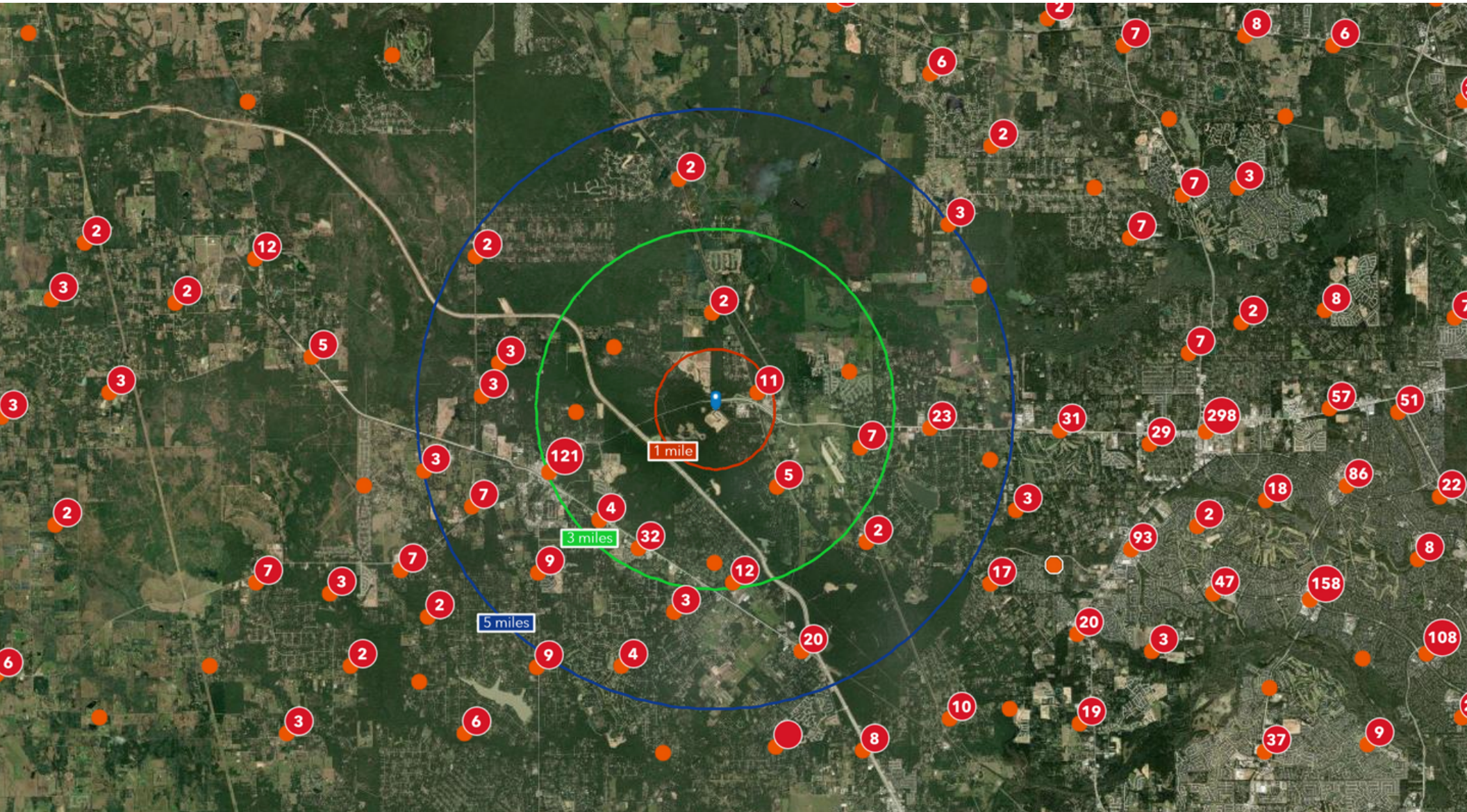


*Data verified per TxDot, ESRI, & Costar.

SITE PLAN

Audubon Retail Center





** Points of interest in the surrounding area such as large department stores, retailers, large centers, etc.

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PATIO OPTION AVAILABLE



Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

XAG Properties, LLC	9009836	info@xagproperties.com	346-843-1281
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Rick E. Gutierrez	464315	rickg@xagproperties.com	346-843-1281
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date

FOR FURTHER DETAILS,
PLEASE CONTACT VP OF LEASING & SALES

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