

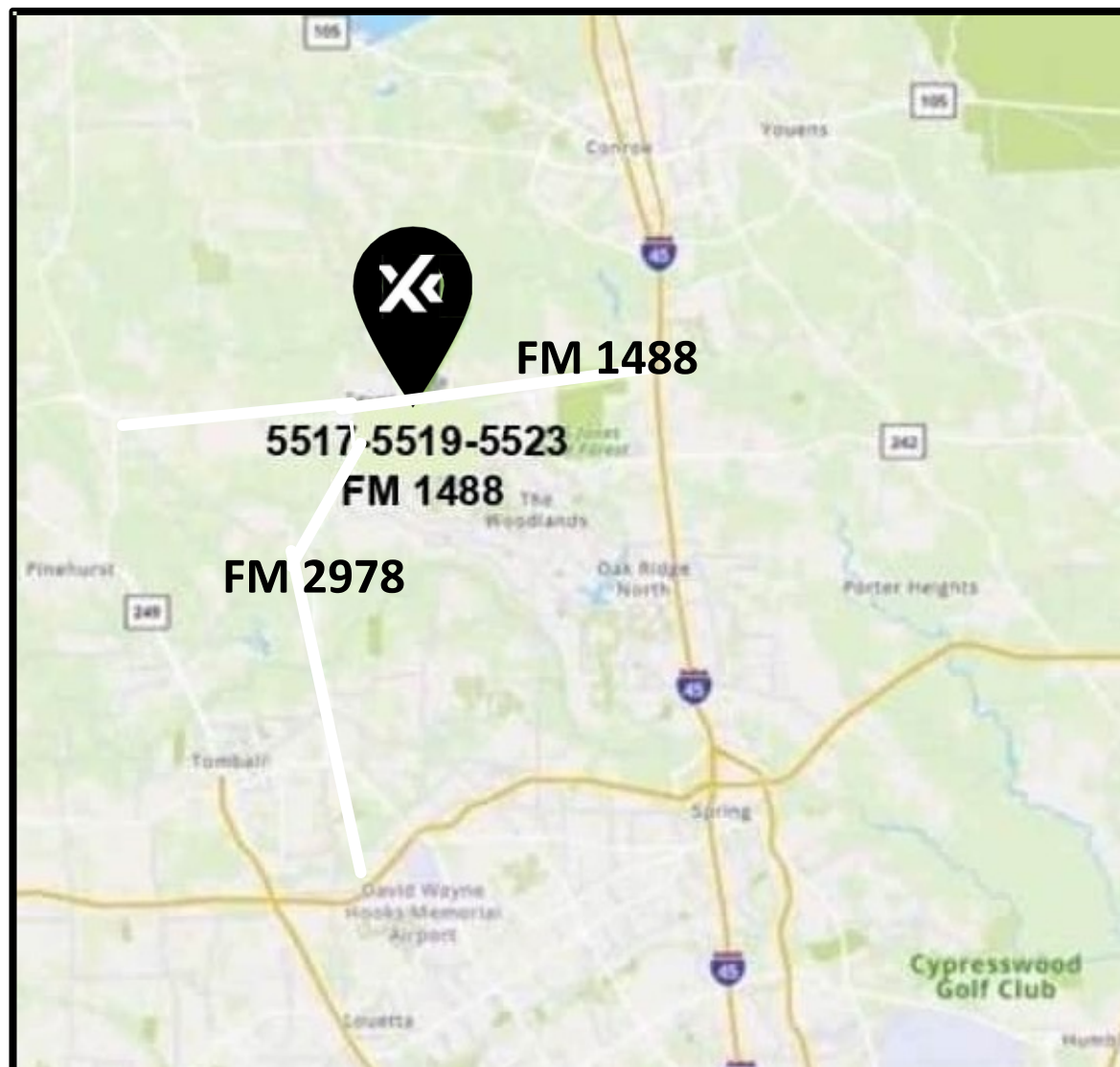
Flex Warehouse Space for Lease

5519 + 5523 FM 1488, Magnolia, TX 77354



Property Details

- 30,000 SF flex warehouses, **with 3+ 2nd Gen suites, +/-6,000 sf ft contiguous**
- Available Immediately
- Clear Height 23-27', 3-Phase Electrical 480 volts
- Base Rent + NNNs
- Great property for commercial business
- Exceptional Location – 1 Mile to FM2978 & 5 Miles to I-45
- Parking Ratio: 2 reserved per Suite



Sean M. Smith

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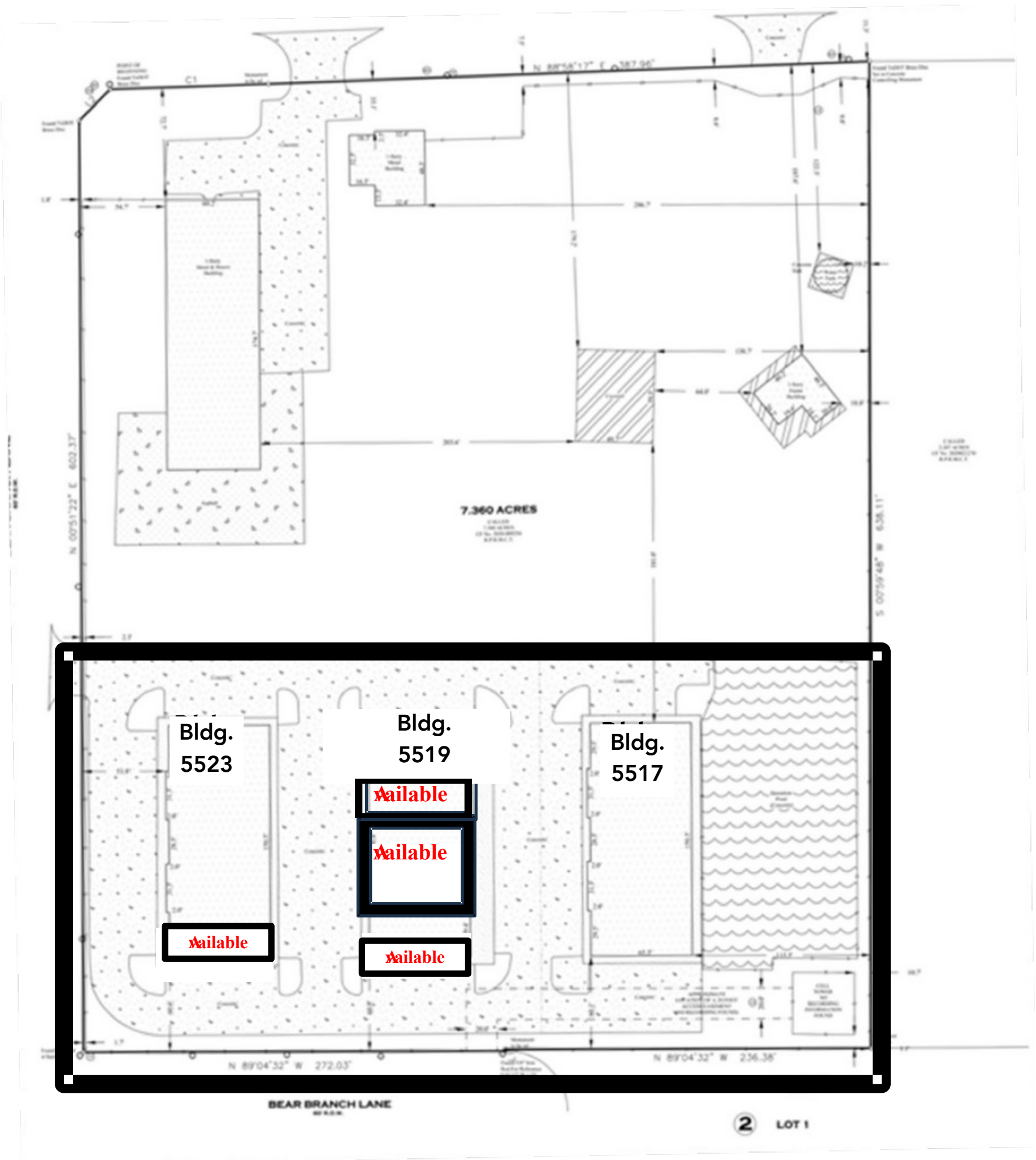
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Flex Warehouse Space for Lease

Suite E 5523 FM 1488, Magnolia, TX 77354



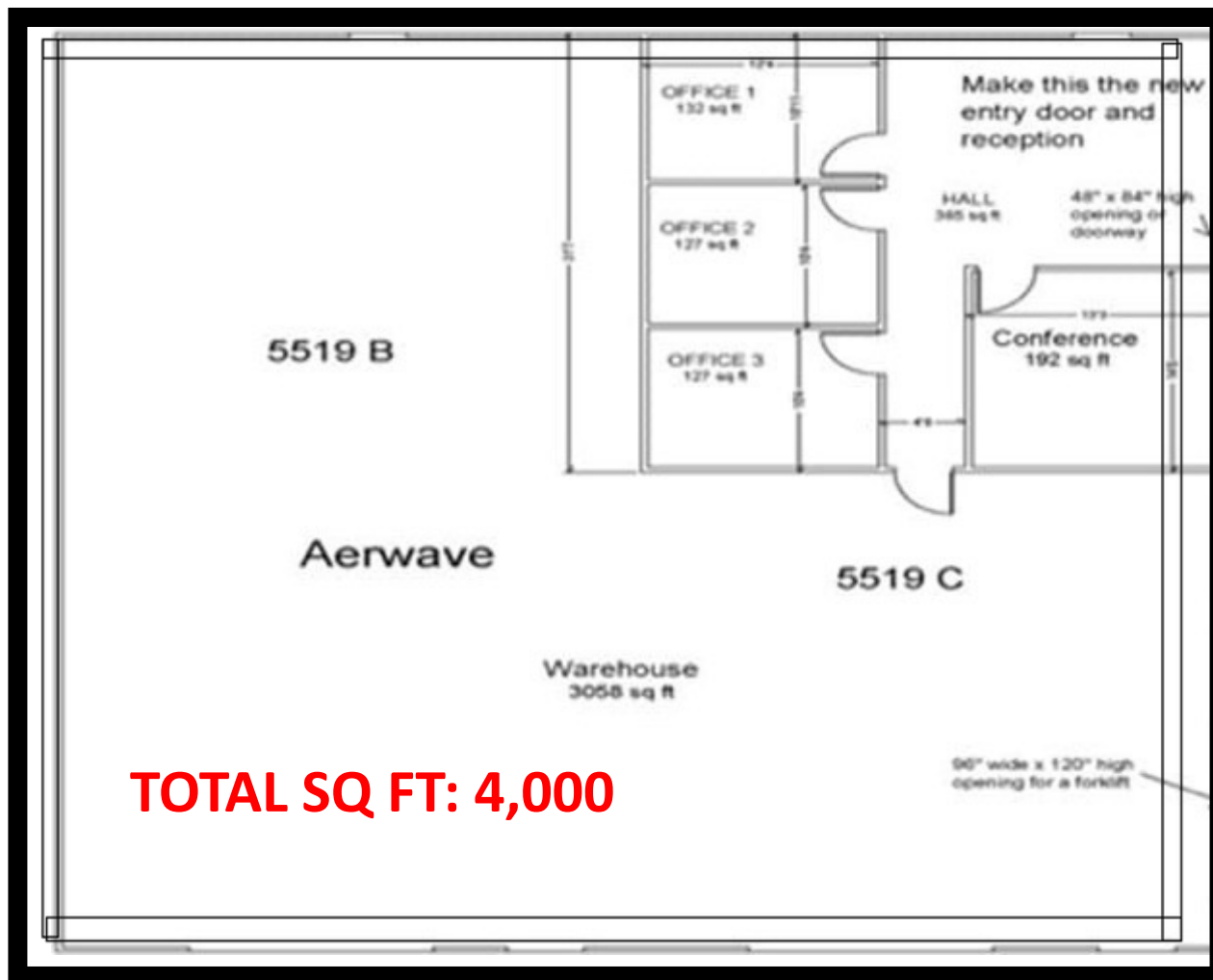
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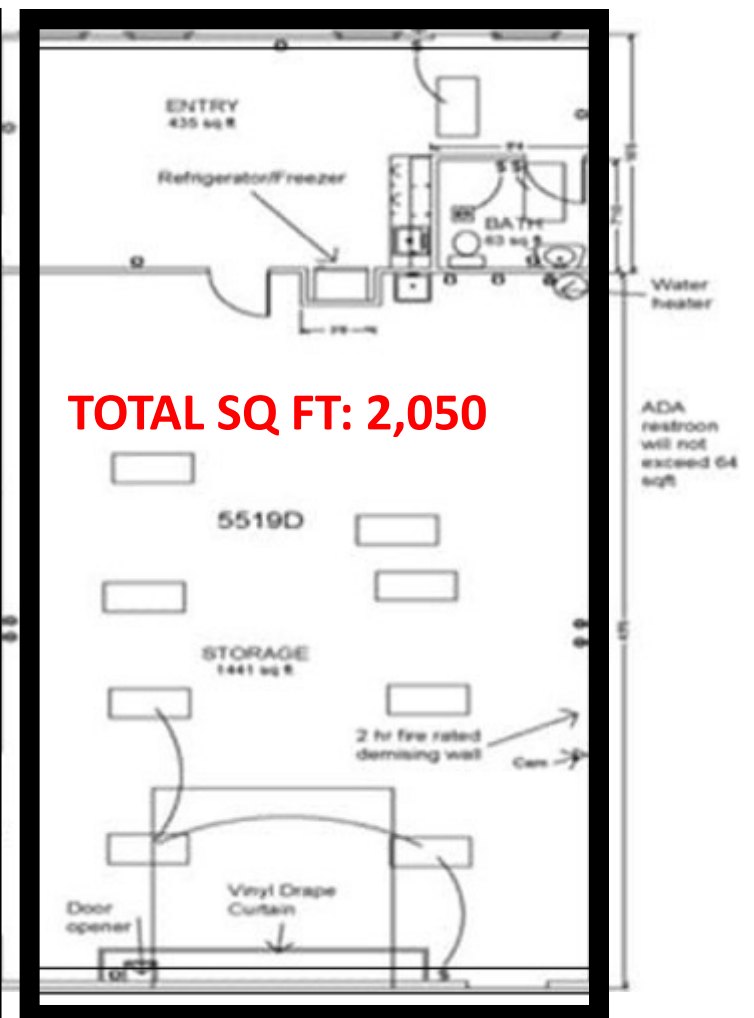
Flex Warehouse Space for Lease

Suites B+C and A 5519 FM 1488, Magnolia, TX 77354

Suites B+C



Suite A



Suites B+C Upgrades

- **Total Sq Ft: 4,000 (950sf-office)**
- Reception/Product Display, 3 Offices, Conference Room
- Warehouse w/ OH Lighting & Ceiling Fans: 3,058 sq ft
- Two 16' roll-up doors
- AT&T Fiber Internet (speeds up to 1 gig)

Suite D Upgrades

- **Total Sq Ft: 2,050 (435sf-office)**
- 100% HVAC, ADA restroom
- Open-concept office
- Coffee bar w/ sink, wood-like cabinets, dishwasher
- WH includes a shop-sink & 16' roll-up door w/ vinyl curtains (energy efficient) AT&T Fiber Internet (speeds up to 1 gig)

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Flex Warehouse Space for Lease

Suite B+C 5519 FM 1488, Magnolia, TX 77354

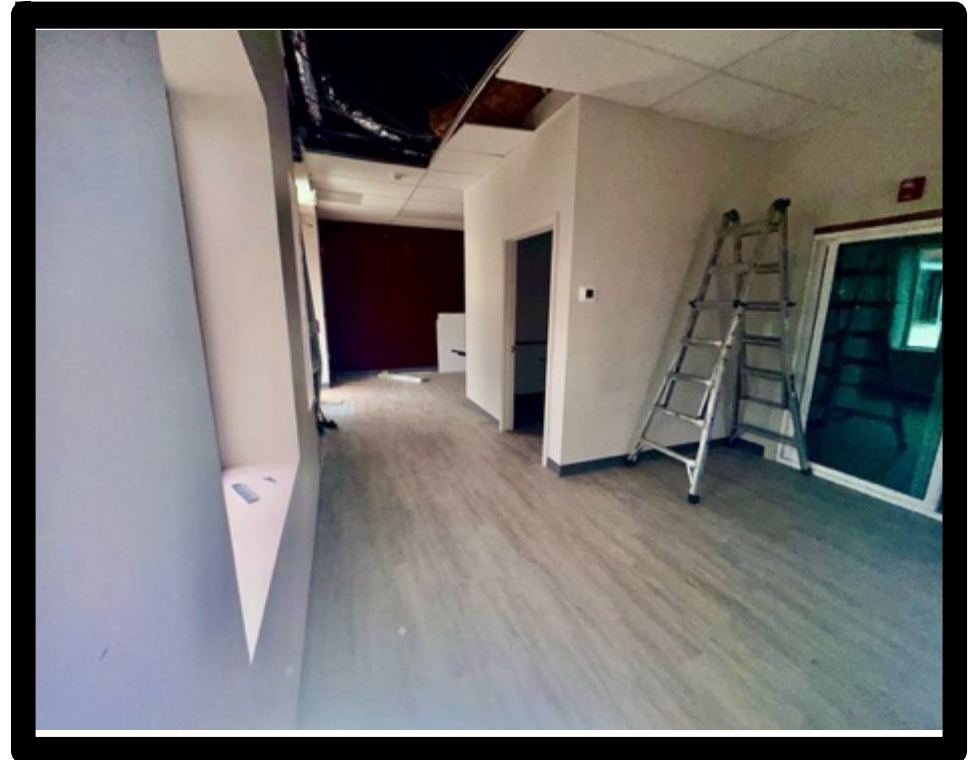


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Flex Warehouse Space for Lease

Suite A 5519 FM 1488, Magnolia, TX 77354



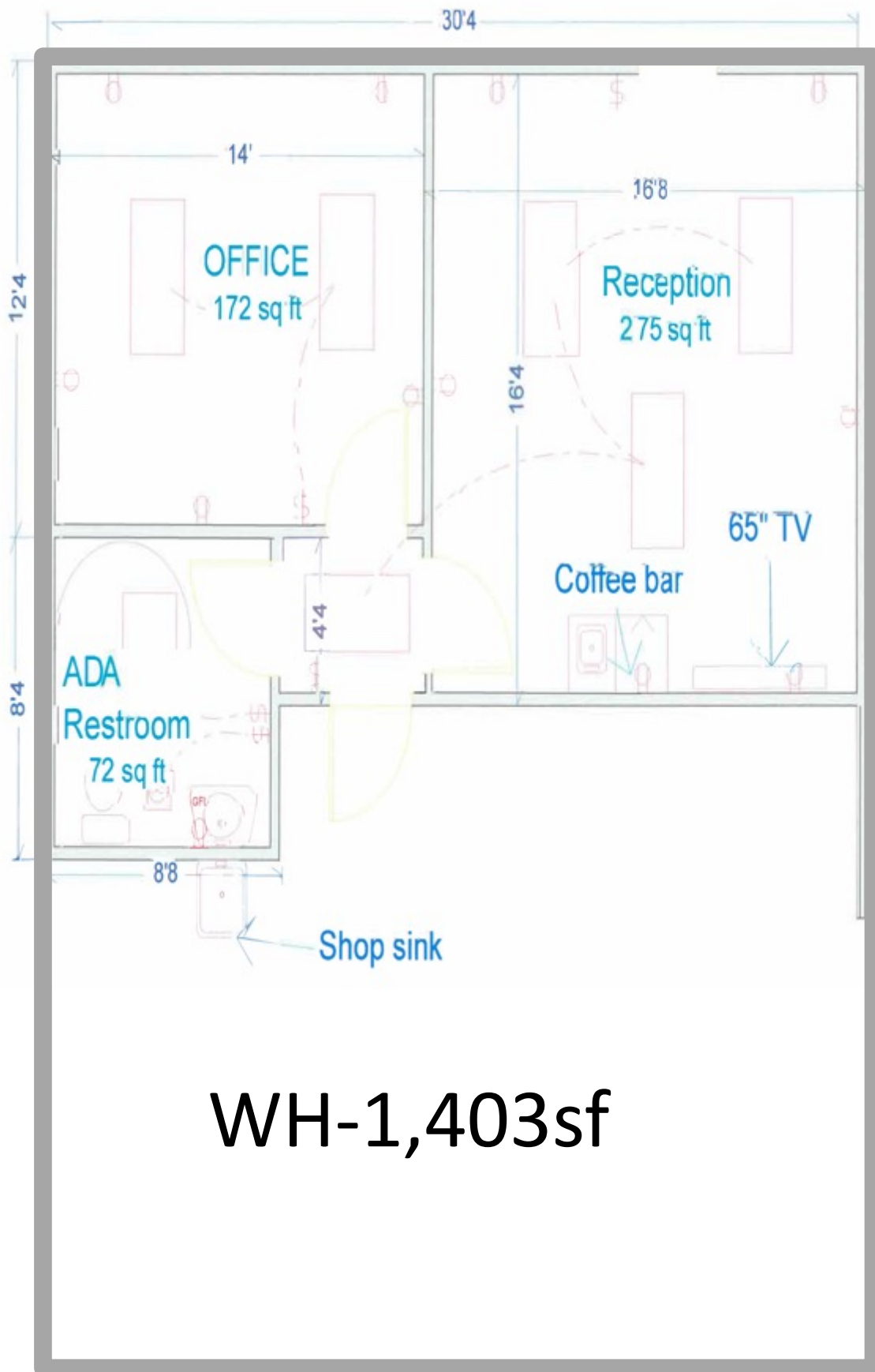
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Flex Warehouse Space for Lease

Suite E 5519 FM 1488, Magnolia, TX 77354

Suite E



Suites E Upgrades

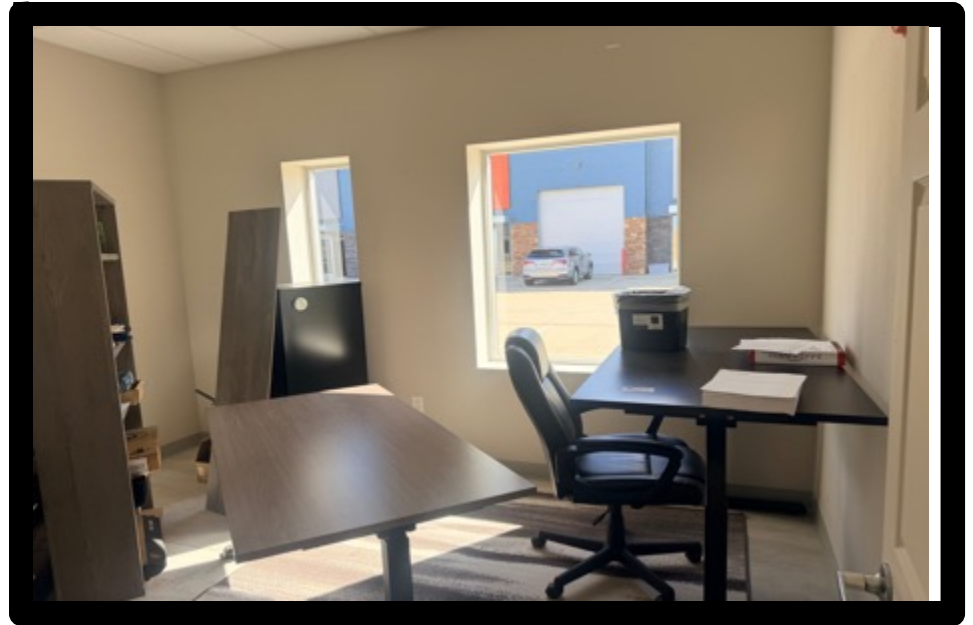
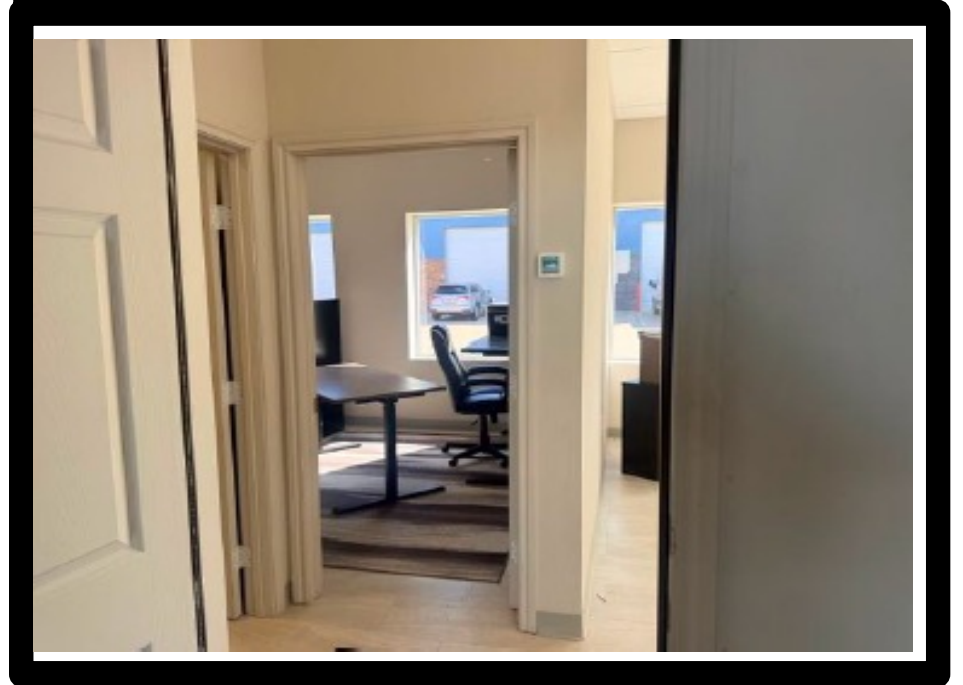
- **Total Sq Ft: 1,950**
- Reception/Showroom, Mgr. Office: 547 sf
- Warehouse w/ OH Lighting: 1,403 sq ft
- One 16' roll-up doors
- AT&T Fiber Internet (speeds up to 1 gig)

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Demographic Summary Report

5517-5523 FM 1488 5523 Farm To Market Rd, Magnolia, TX 77354			
Building Type: Flex	Warehse Avail: 1,950 SF		
RBA: 8,601 SF	Office Avail: -		
Typical Floor: 8,602 SF	% Leased: 77.33%		
Total Available: 1,950 SF	Rent/SF/Yr: Negotiable		
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	10,637	69,598	155,127
2025 Estimate	9,105	59,796	133,203
2020 Census	7,748	52,284	114,510
Households			
2030 Projection	4,157	24,715	56,234
2020 Census	2,942	18,288	41,052
2025 Avg Household Income	\$143,429	\$163,580	\$158,004
2025 Med Household Income	\$122,626	\$138,630	\$130,103

Traffic Count Report

5517-5523 FM 1488 5523 Farm To Market Rd, Magnolia, TX 77354	
Building Type: Flex RBA: 8,601 SF Typical Floor: 8,602 SF Total Available: 1,950 SF Warehse Avail: 1,950 SF Office Avail: - % Leased: 77.33% Rent/SF/Yr: Negotiable	

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Westwood Dr	Weisinger Dr	0.04 N	2024	3,123	MPSI	.18
2 N Westwood Dr	Weisinger Dr	0.04 N	2025	3,148	MPSI	.18
3 Conroe Huffsmith Rd	Weisinger Dr	0.03 N	2024	2,865	MPSI	.60
4 Conroe Huffsmith Rd	Weisinger Dr	0.03 N	2025	2,884	MPSI	.60
5 Research Forest Dr	Thornapple Dr	0.49 E	2025	5,277	MPSI	.66
6 Research Forest Dr	Thornapple Dr	0.49 E	2024	4,948	MPSI	.68
7 Branch Crossing Dr	Research Forest Dr	0.05 N	2024	9,251	MPSI	.70
8 Branch Crossing Dr	Research Forest Dr	0.05 N	2025	9,229	MPSI	.70
9 Old Conroe Rd	FM 1488 Rd	0.10 SW	2025	3,571	MPSI	.74
10 Honea Egypt Rd	FM 1488 Rd	0.08 S	2024	12,024	MPSI	.86

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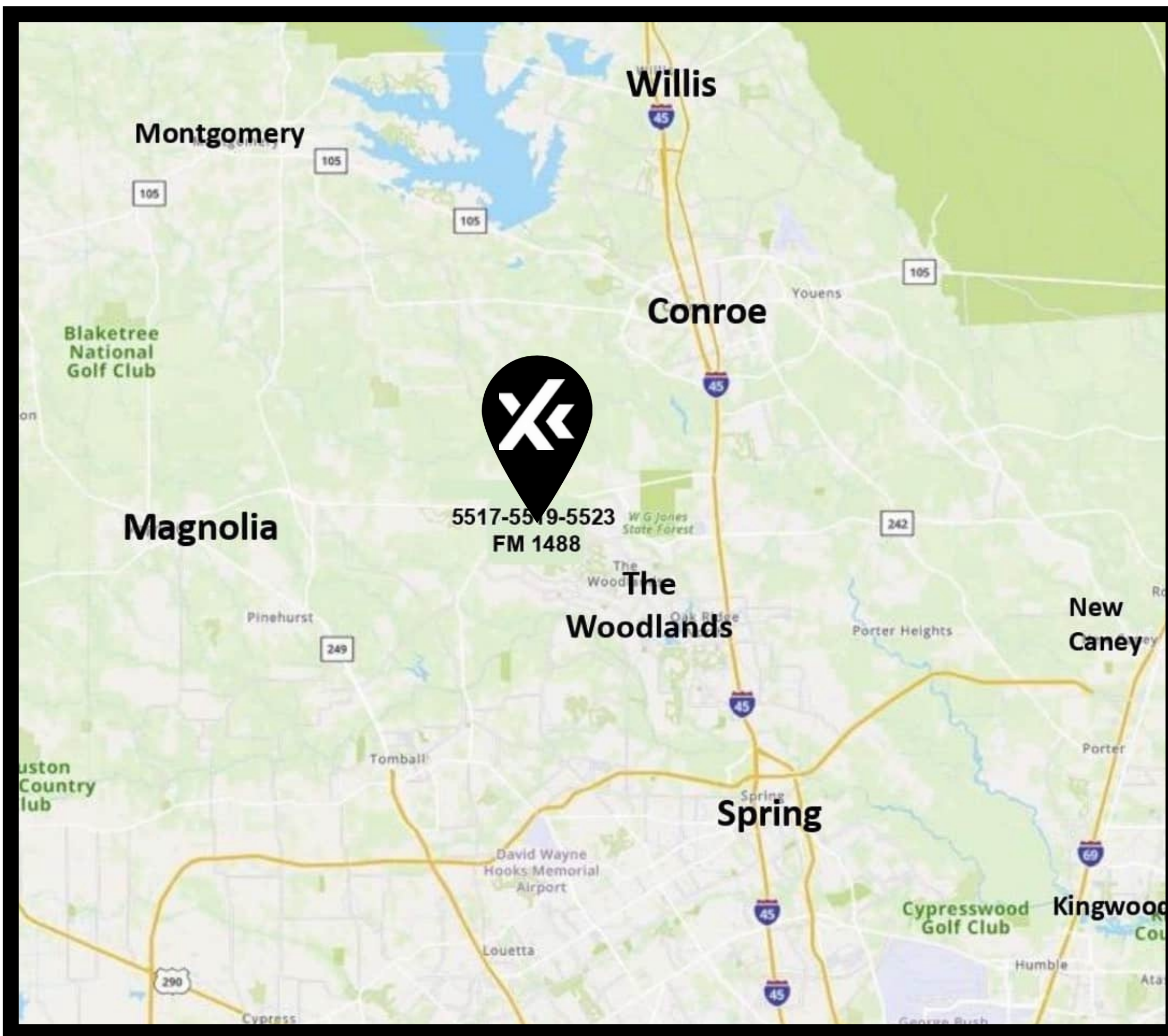
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