



THE COMMERCIAL
PROFESSIONALS

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

PROFESSIONAL OFFICE SPACE FOR SALE

11821 FM 1488RD STE C | MAGNOLIA, TX 77354



OFFERING SUMMARY

SALE PRICE

\$625,000

YEAR BUILT

2019

PROPERTY TYPE

OFFICE

LOT SIZE

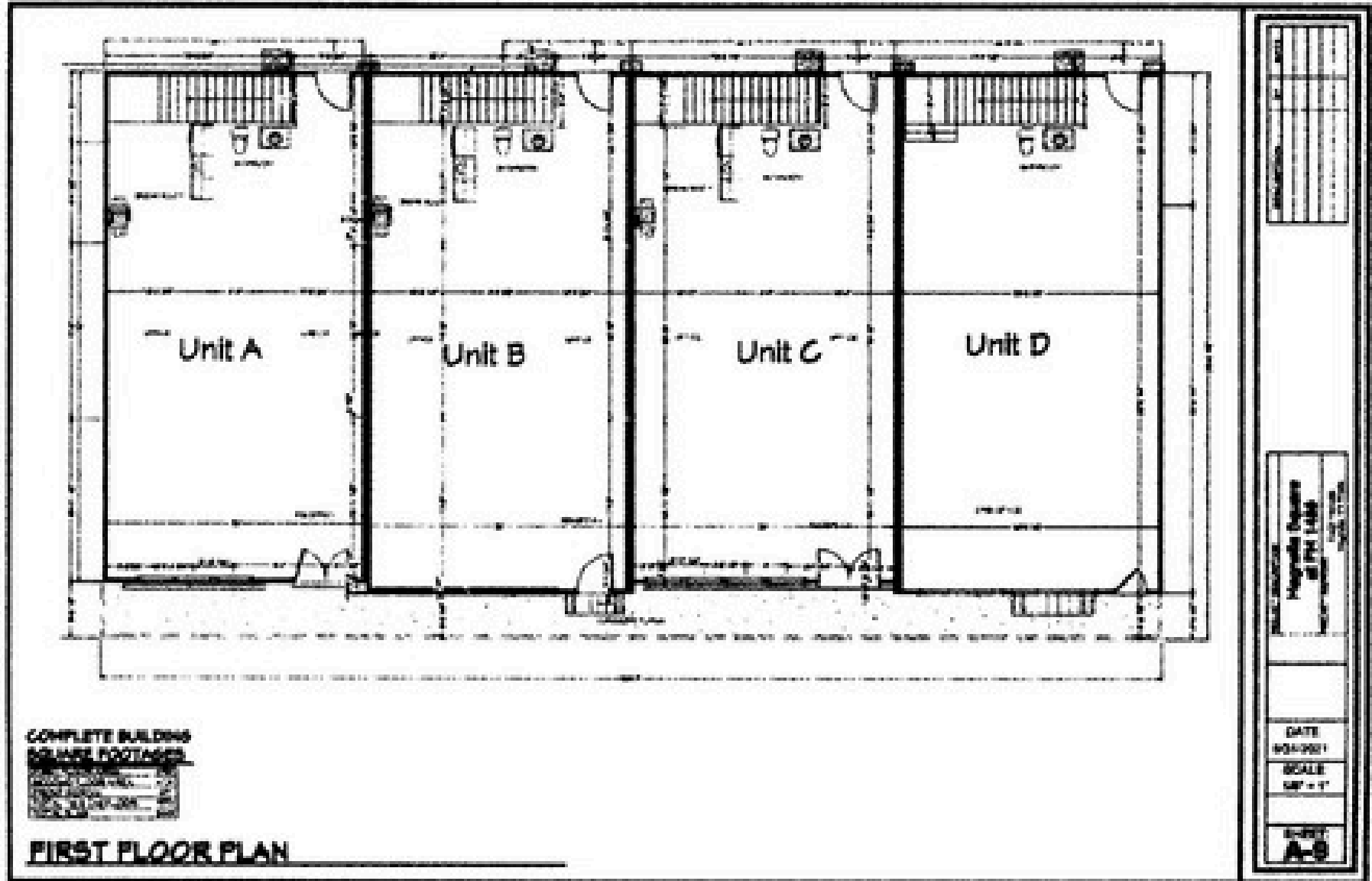
2,600 SF

PROPERTY HIGHLIGHTS

Located on the bustling FM 1488, this professional office unit offers an ideal space for your business endeavors. The entrance welcomes you into a spacious lobby, setting a professional tone for clients and visitors. Featuring a large copy room equipped with ample storage, efficiency is maximized for your administrative needs.

Professional office unit located on high-traffic FM 1488 spacious lobby large copy room with ample storage 2 office spaces and large, open area perfect for cubicles kitchenette space 2 Conference rooms 2 Bathrooms traffic: Annual ACR 40,435 space currently occupied by owner can vacate at time of closing monthly HOA: \$533.10.

Property Plan



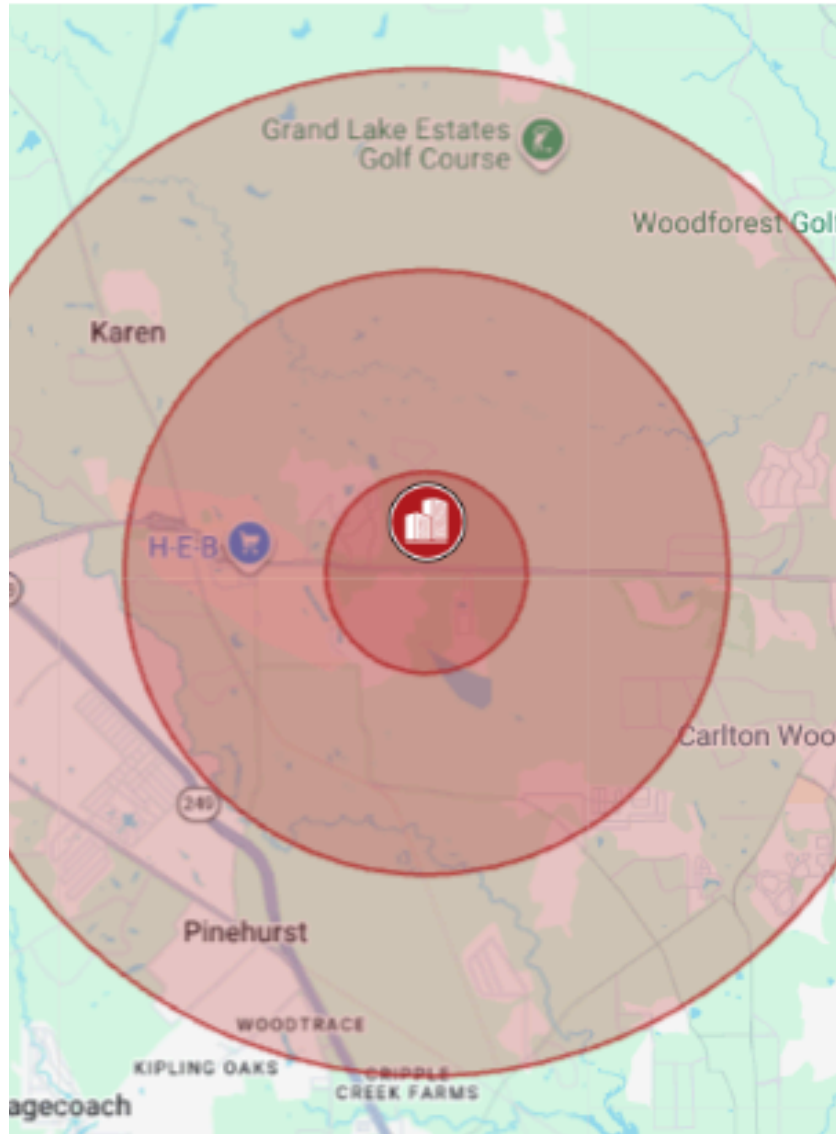
Aerial Map



Property Photos



Demographics



Experience the advantage of high-traffic exposure, with an annual average daily traffic count of 40,435 vehicles, ensuring visibility and accessibility for your business operations. This versatile commercial space presents an opportunity to establish your presence in a thriving location, where functionality meets convenience.

On FM 1488 right next to the Thousand Oaks subdivision & Magnolia Elementary School

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Total population | 2,727 | 11,774 | 48,369 |
| Workday Population | 1,442 | 9,445 | 35,410 |
| Total household | 860 | 3,799 | 16,019 |
| Average household income | \$178,194 | \$169,456 | \$156,686 |
| Average age | 40 | 40 | 38 |
| Male Population | 40 | 39 | 37 |
| Female Population | 41 | 40 | 39 |

Demographics data derived from AlphaMap

Market Overview

Magnolia, Texas is a rapidly growing community located in northwest Montgomery County, positioned within the expanding Greater Houston metropolitan area. Benefiting from proximity to The Woodlands, Tomball, and major corridors including FM 1488 and SH 249, Magnolia offers strong regional connectivity while maintaining a suburban and semi-rural character that continues to attract both residents and businesses.

The area has experienced substantial residential growth in recent years, driven by the development of master-planned communities and new housing projects. This sustained population increase has supported rising demand for retail, medical, service-oriented commercial, and light industrial properties. Commercial expansion along primary corridors reflects growing consumer spending and continued investor confidence in the submarket.

From a real estate perspective, Magnolia benefits from limited commercial supply relative to population growth, creating opportunities for new development, owner-users, and value-add investment strategies. Strong demographic trends, increasing rooftops, and continued suburban expansion position Magnolia for sustained demand and long-term value appreciation within one of Houston's most active growth corridors.



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