

FOR SALE



MAGNOLIA EVENT VENUE ON 18 ACRES

699 FM 1486 | MAGNOLIA, TX 77354

PROPERTY SUMMARY

PROPERTY OVERVIEW

Prime event property for sale in Magnolia, Texas — formerly Magnolia Bells, a premier wedding and event venue set on approximately 18 wooded acres. This turnkey estate features a stunning stone chapel, expansive barn reception hall with catering access, dedicated bride and groom quarters, and a picturesque outdoor ceremony site beneath mature oaks.

Additional improvements include an on-site office, ample guest parking, and landscaped grounds ideal for events year-round. Designed for seamless operations and exceptional guest experiences, this property offers an outstanding opportunity for an investor, operator, or owner-user in the wedding, hospitality, or event industry.

PROPERTY HIGHLIGHTS

- Year Built: Construction on all improvements was completed in mid-2016.
- Location: The venue is strategically positioned just outside the historic downtown area of Magnolia, Texas, offering easy access from major highways while maintaining a secluded, private feel.
- Market Context: The City of Magnolia is slated for incredible growth in the near future, supported by numerous planned neighborhood developments from notable developers and a planned \$1 billion new town center development. This development includes multifamily housing, retail, hospitality, entertainment, and greenspaces, ensuring strong surrounding market activity.

OTHER POTENTIAL USES

- While the property was operating as a successful wedding and event venue, there is significant potential to reposition it for a wide range of alternative uses. These potential uses include, but are not limited to, a corporate retreat, community center, church camp or other religious facility, and a residential family compound.
- The property is equipped with both public and private utilities, including multiple wells and service lines, which are capable of supporting a higher usage load. Three on site single family homes provide ample lodging for guests, short or long term rentals, or full time living. Furthermore, the 18 acres of land offer generous space for future expansion or the addition of new facilities. The planned development of the Magnolia Loop roadway is also expected to enhance visibility and improve access within this rapidly growing community.

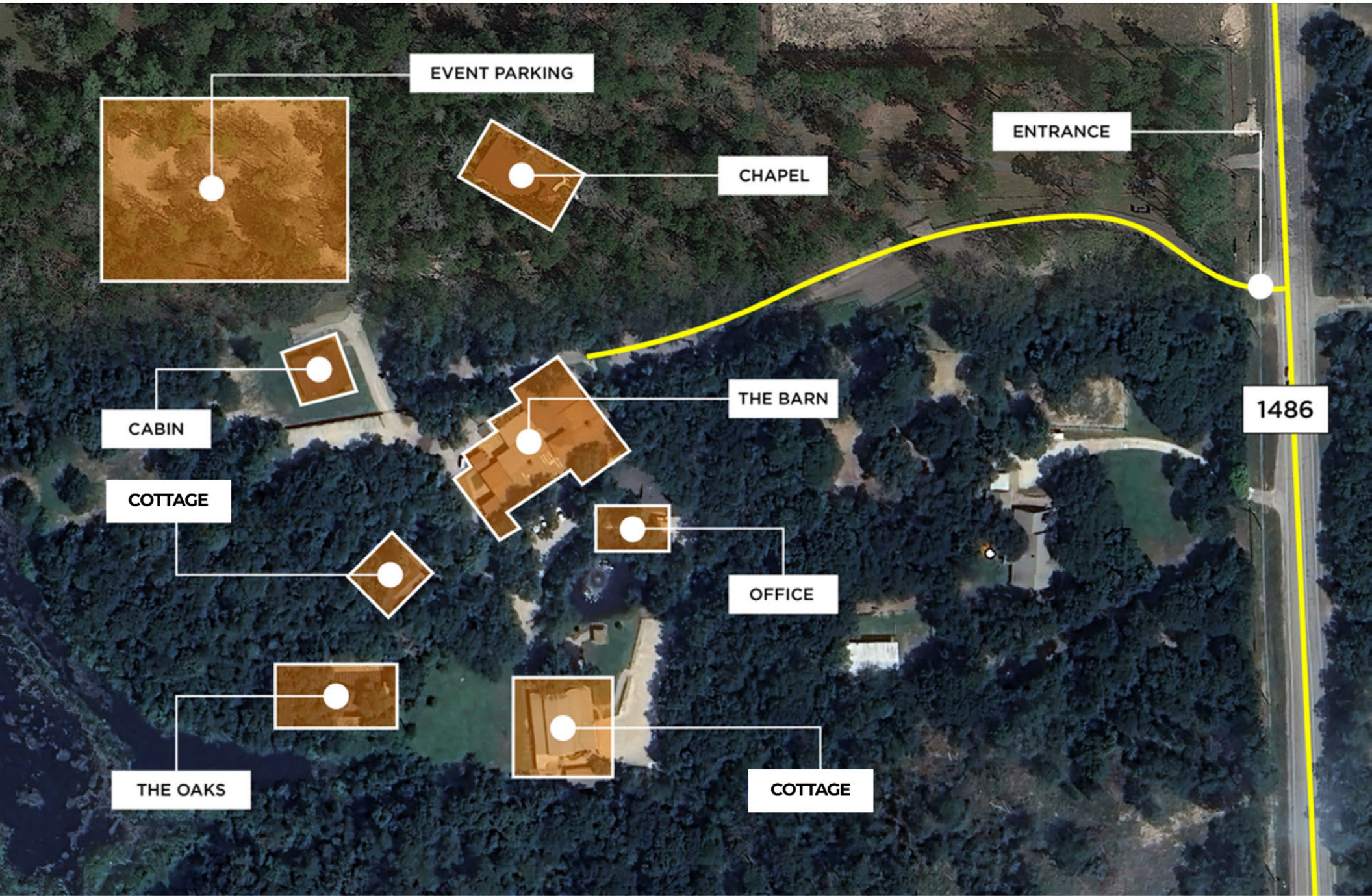
ASSET OVERVIEW



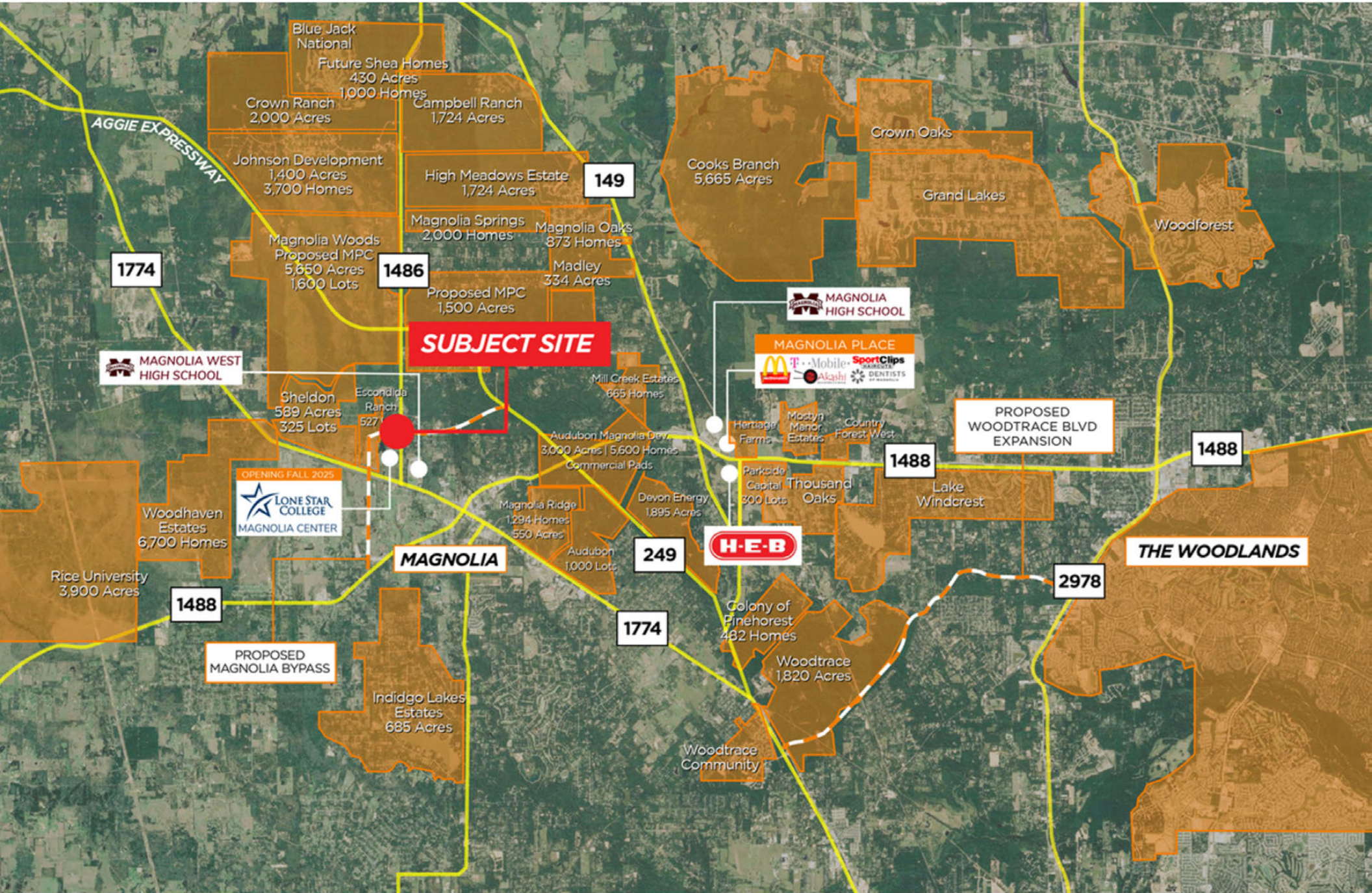
OFFERING SUMMARY

ADDRESS	699 FM 1486 Magnolia, TX 77354
SALE PRICE	Call for Pricing
LOT SIZE	±18 Acres
PROPERTY TYPE	Special Purpose [Event Venue]
YEAR BUILT	2016
NO. OF BUILDINGS	6 Existing Structures
ACCESS	Direct access from FM 1486
COUNTY	Montgomery
MARKET	Houston
STATE	Texas

PROPERTY AERIAL



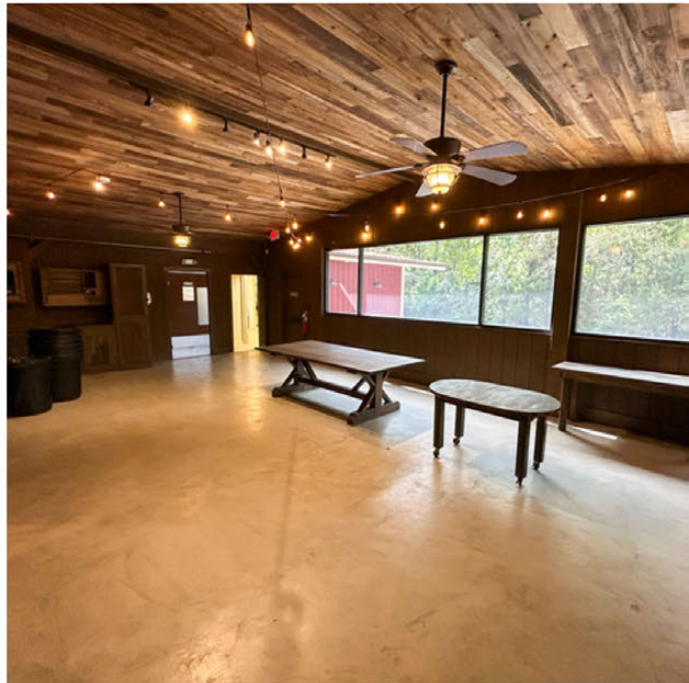
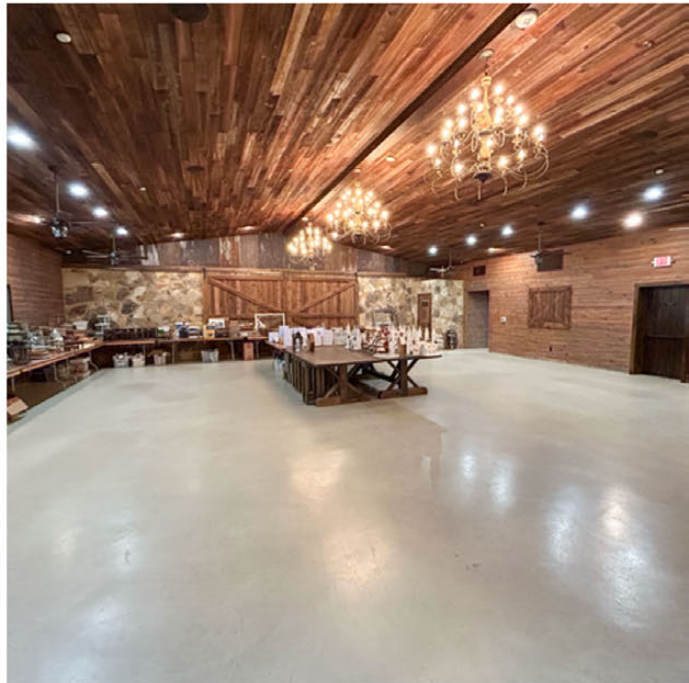
SURROUNDING DEVELOPMENTS



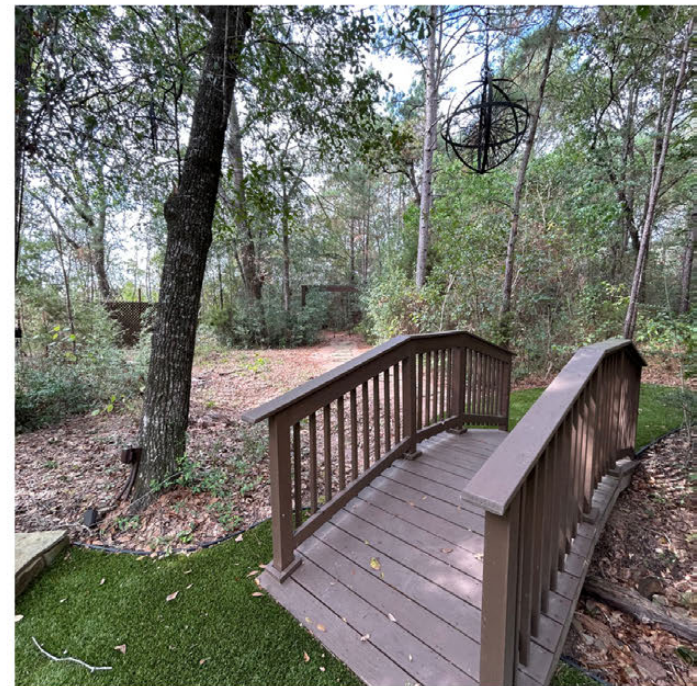
PROPERTY PHOTOS - CHAPEL



PROPERTY PHOTOS - THE BARN



PROPERTY PHOTOS - THE OAKS



PROPERTY PHOTOS - CABIN



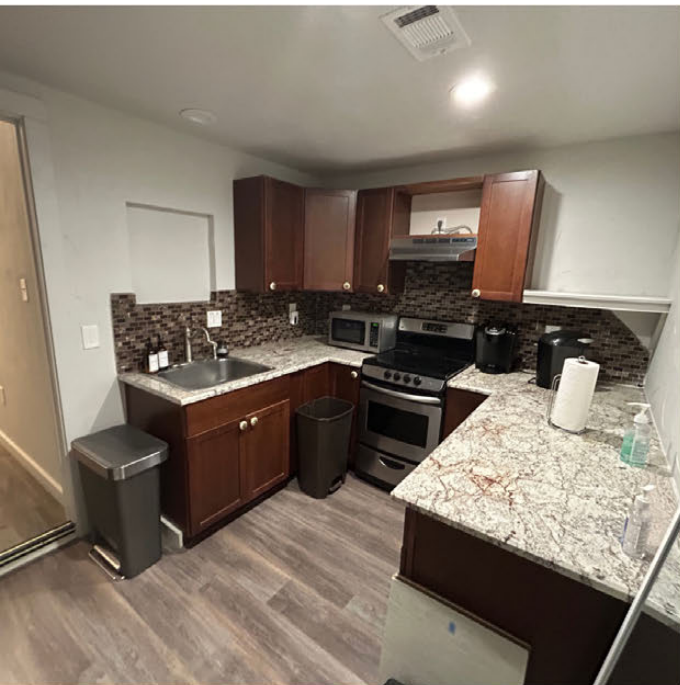
PROPERTY PHOTOS - COTTAGE



PROPERTY PHOTOS - COTTAGE



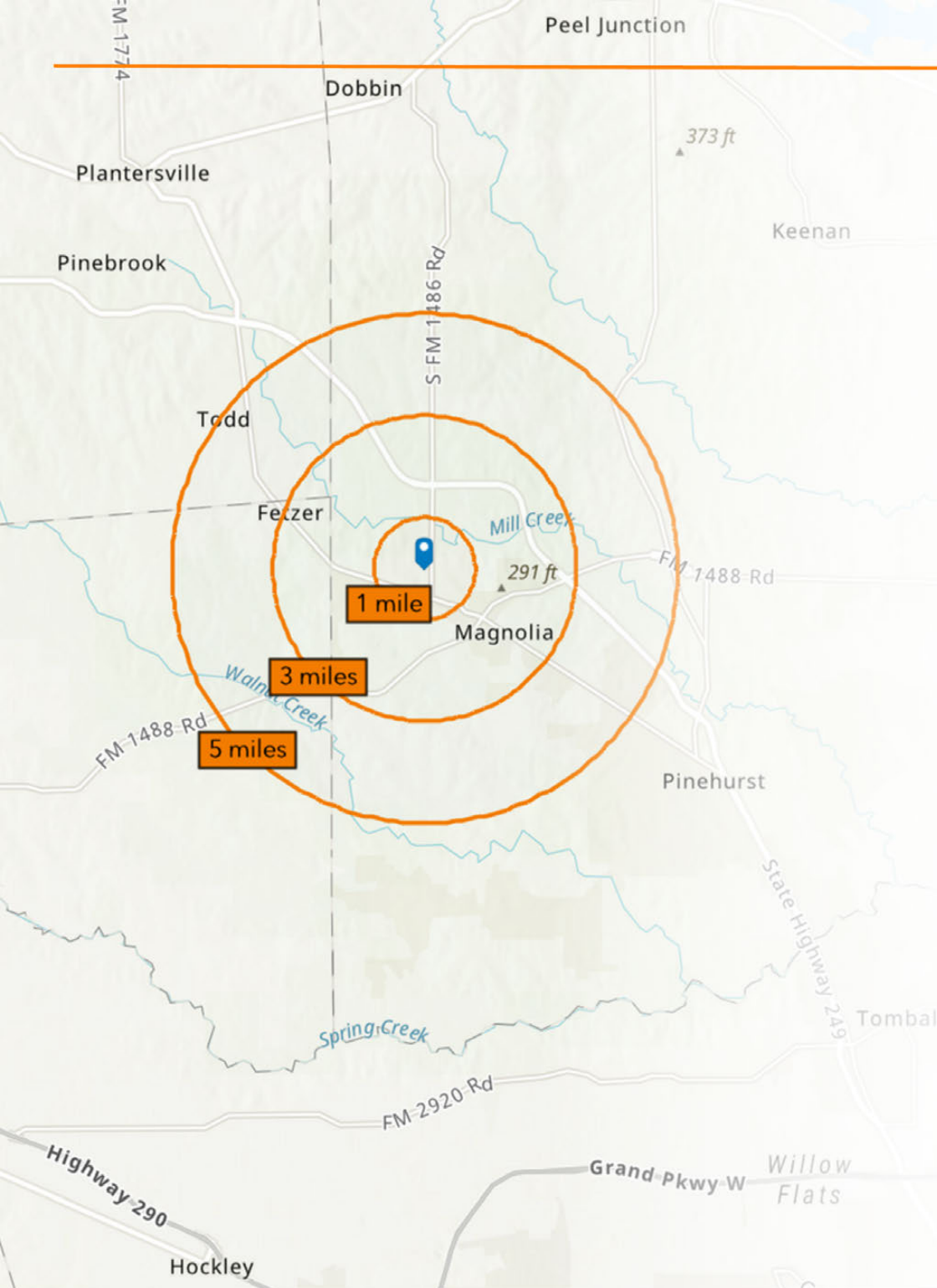
PROPERTY PHOTOS - OFFICE



PROPERTY PHOTOS - OUTSIDE



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	900	12,626	33,147
2025 Total Daytime Population	616	11,649	25,523
Workers	131	4,536	6,711
Residents	485	7,113	18,812
Household Summary			
2025 Average Household Size	2.49	2.87	2.89
2030 Average Household Size	2.89	3.19	3.21
2025 - 2030 Annual Rate	6.4%	4.6%	4.2%
Housing Unit Summary			
2025 Housing Units	385	4,684	12,348
Owner Occupied Housing Units	89.8%	84.7%	87.3%
Renter Occupied Housing Units	10.2%	15.3%	12.7%
Income			
2025 Household Income Base	362	4,399	11,456
Average Household Income	\$99,790	\$126,303	\$128,391
Median Household Income			
2025	\$79,719	\$90,765	\$92,615
2030	\$89,756	\$102,360	\$105,394
Per Capita Income			
2025	\$34,507	\$43,461	\$44,136
2030	\$39,540	\$49,092	\$49,821

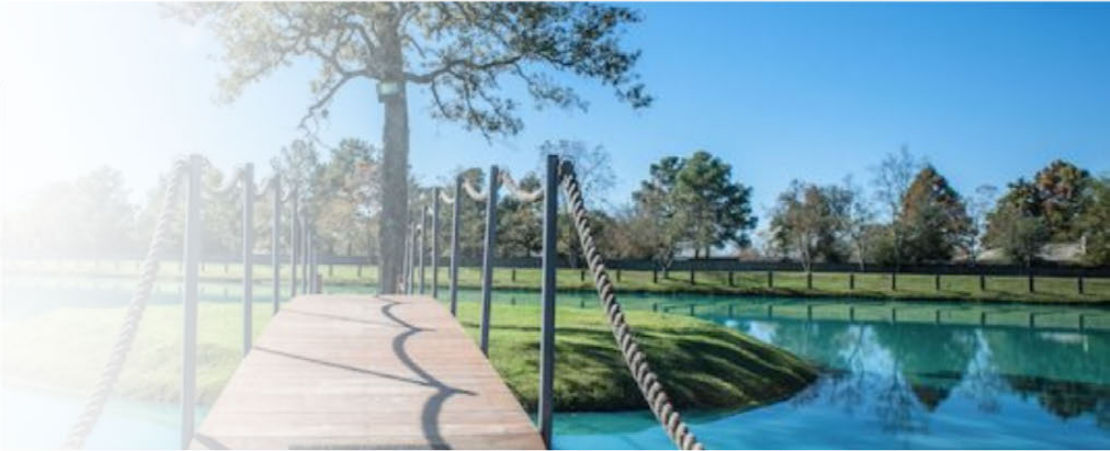
MAGNOLIA - MARKET OVERVIEW

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 ExxonMobil. 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.



FOR MORE INFORMATION:

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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.



2-10-2025

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date