

For Lease
or Sale

MILL CREEK ESTATES
TOTAL UNITS: 1,387
OCCUPIED: 636
UNDER CONSTRUCTION: 174
FUTURE: 577

HERITAGE DR

SITE

MILL CREEK RD



AUDUBON
TOTAL UNITS: 6,137
OCCUPIED: 710
UNDER CONSTRUCTION: 732
FUTURE: 4,695



21,922 VPD

ST. MATTHEWS MISSIONARY
BAPTIST CHURCH

MAGNOLIA
HIGH SCHOOL
2,248 STUDENTS



NewQuest

±15.72 ACRES - MAGNOLIA

NWQ of FM 1488 and SH 149

Pads for Ground Lease and Land for Sale in Magnolia

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Neal Thomson

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Project Highlights

±15.72 Acres Available For Sale or Lease in Magnolia, Texas

- ±15.72-acre new development - will divide
- ±3.30 acres of frontage; pads available for ground lease or in-line/end-cap space available
- ±10 acres of reserves for sale
- Close proximity to the new H-E-B anchored center and mixed-use development
- Explosive residential growth
- Surrounded by multiple retail projects and prominent master-planned communities
- Access to SH 149 Spur and FM 1488
- Two curb cuts on FM 1488

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Approximate Size:	±15.72 acres
Detention/Utilities:	Detention provided and utilities onsite
School District:	Magnolia ISD
Frontage:	Approx. +407 ft on FM 1488
Traffic Counts:	Approx. 21,922 VPD on FM 1488 <small>TxDOT Traffic Counts as of 2025</small>



353% POPULATION GROWTH
within 1 mile from 2020 to 2025

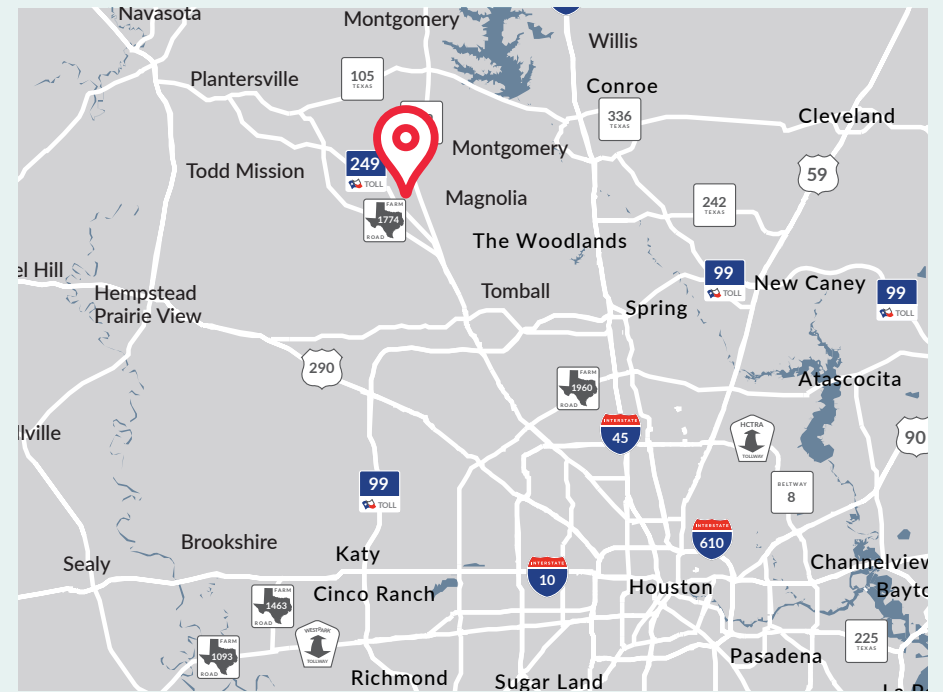


\$173K AVERAGE HOUSEHOLD INCOME
within 1 mile



43K POPULATION
within 5 miles

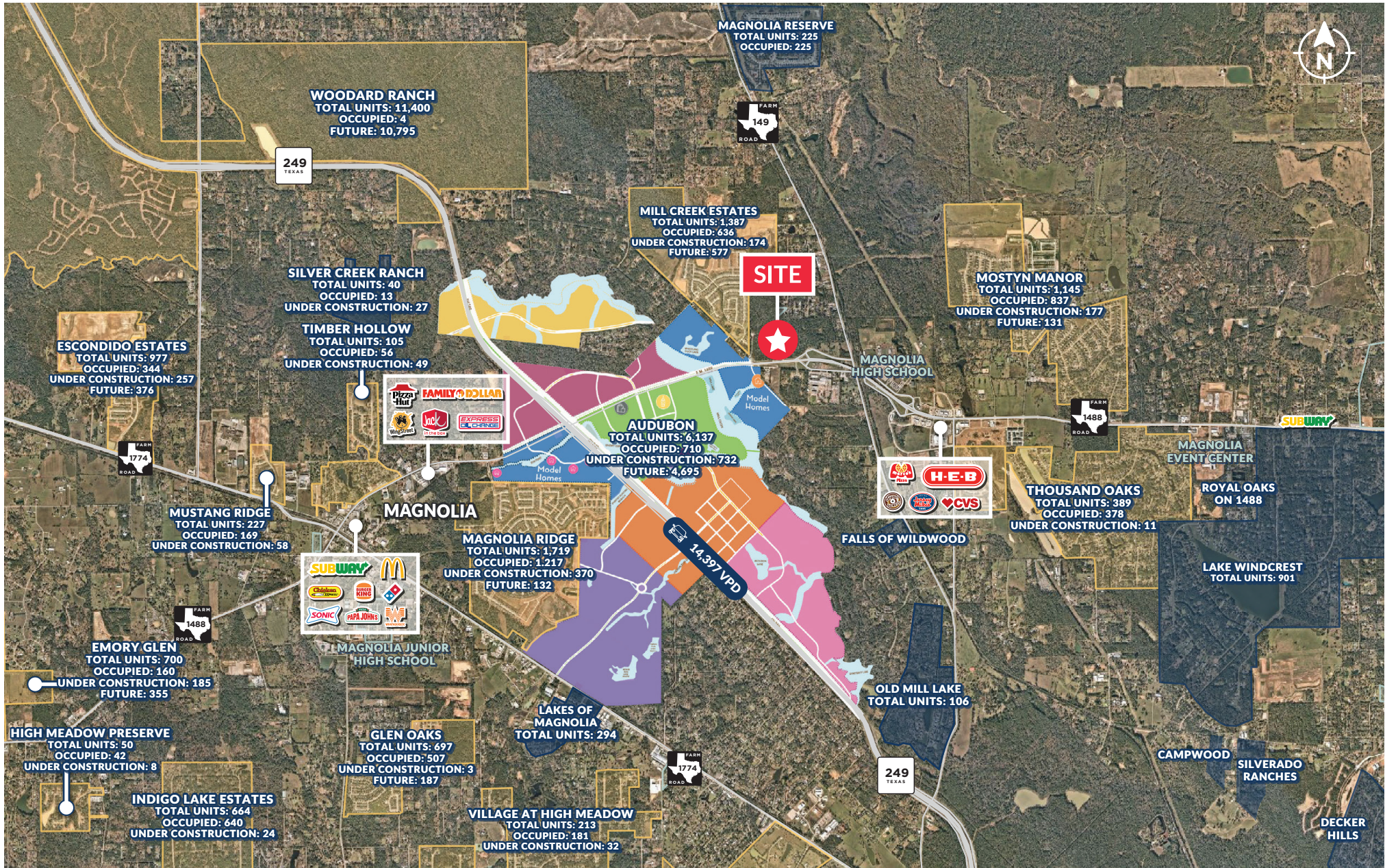
2020 Census, 2025 Estimates with Delivery Statistics as of 10/25





TxDOT Traffic Counts as of 2025

01.26 | 12.24



TxDOT Traffic Counts as of 2025

01.26 | 08.24

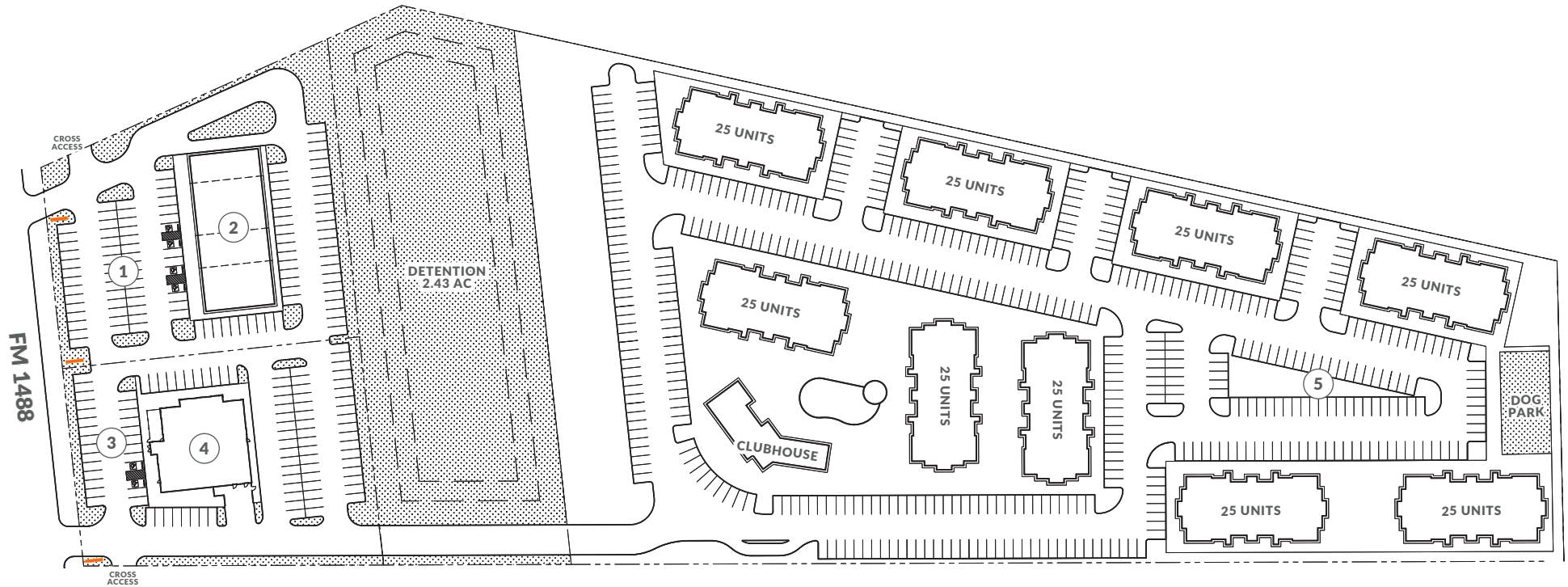
Site Plan

KEY

- 1 RETAIL SITE | 1.78 AC
- 2 PROPOSED 12,375 SF RETAIL BUILDING
- 3 PAD SITE | 1.52 AC

KEY

- 4 PROPOSED RESTAURANT 8,000 SF
- 5 MULTIFAMILY SITE | 10 AC | 457 SPACES



Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	134	6,270	14,148
Current Population	369	19,263	43,463
2020 Census Average Persons per Household	2.74	3.07	3.07
2020 Census Population	81	9,605	24,056
Population Growth 2020 to 2025	353.43%	100.56%	80.67%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	15.03%	11.14%	10.87%
2 Person Households	40.04%	39.71%	38.56%
3+ Person Households	44.93%	49.14%	50.56%
Owner-Occupied Housing Units	85.15%	83.24%	82.01%
Renter-Occupied Housing Units	14.85%	16.76%	17.99%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	72.87%	71.70%	72.82%
Black or African American	6.75%	6.20%	5.46%
Asian or Pacific Islander	0.96%	0.96%	1.36%
Other Races	18.79%	20.28%	19.52%
Hispanic	24.20%	26.88%	26.10%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$173,451	\$158,437	\$163,582
Median Household Income	\$96,161	\$106,550	\$124,971
Per Capita Income	\$62,761	\$53,969	\$55,152
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	24.94%	27.19%	26.71%
Estimated Bachelor's Degree	25.09%	26.45%	26.11%
Estimated Graduate Degree	12.22%	11.95%	11.46%
AGE	1 MILE	3 MILES	5 MILES
Median Age	38.3	37.7	38.6

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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