

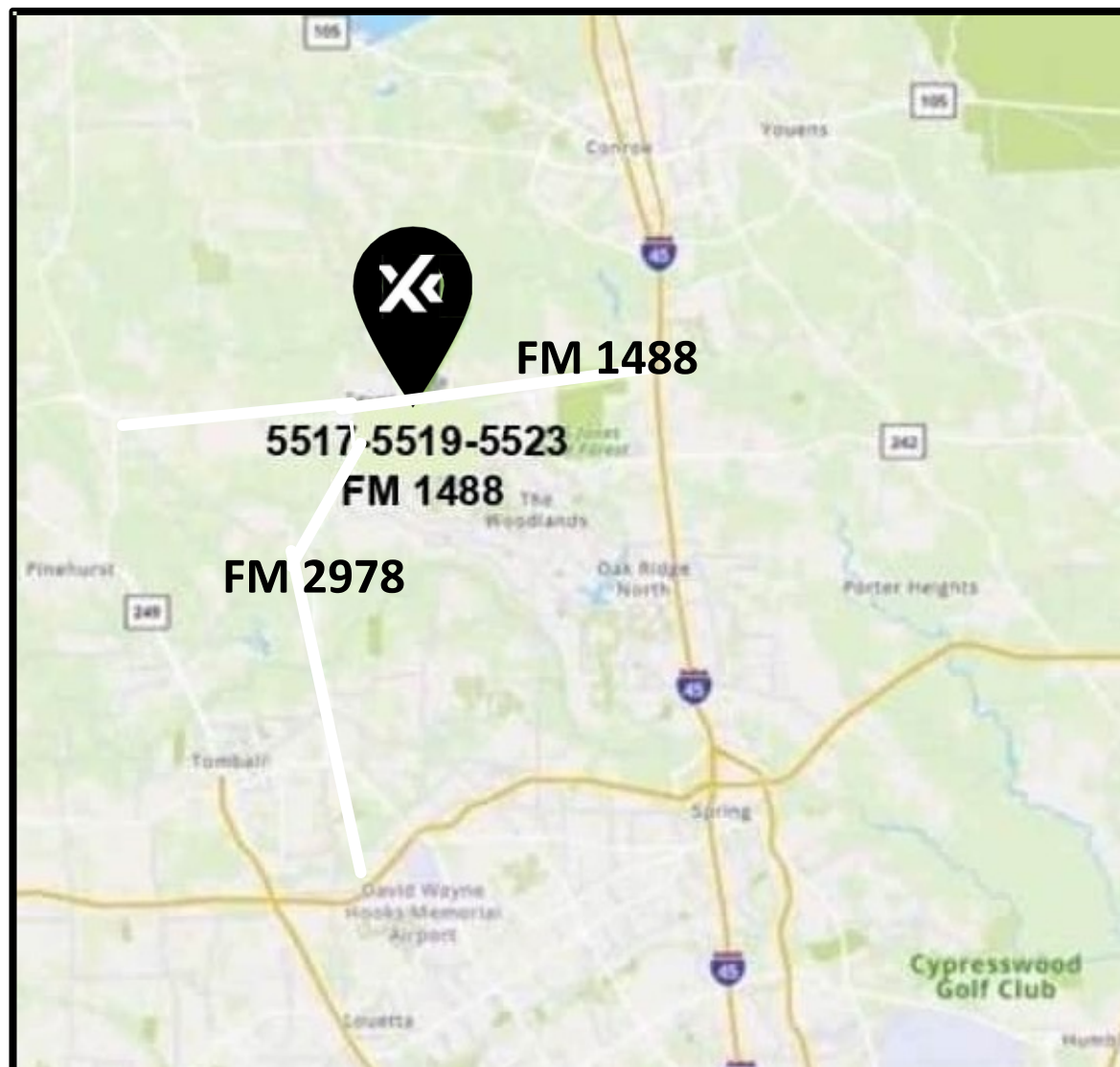
Flex Warehouse Space for Lease

5519 + 5523 FM 1488, Magnolia, TX 77354



Property Details

- 30,000 SF flex warehouses, **with 3+ SECOND GENERATION space available: +/-8,000 sf ft**
- **Available for lease immediately**
- Clear Height 23-27', 3-Phase Electrical 480 volts
- Base Rent + NNNs
- Great property for commercial business
- Exceptional Location – 1 Mile to FM.2978 & 5 Miles to I-45
- Parking Ratio: 3 per Suite

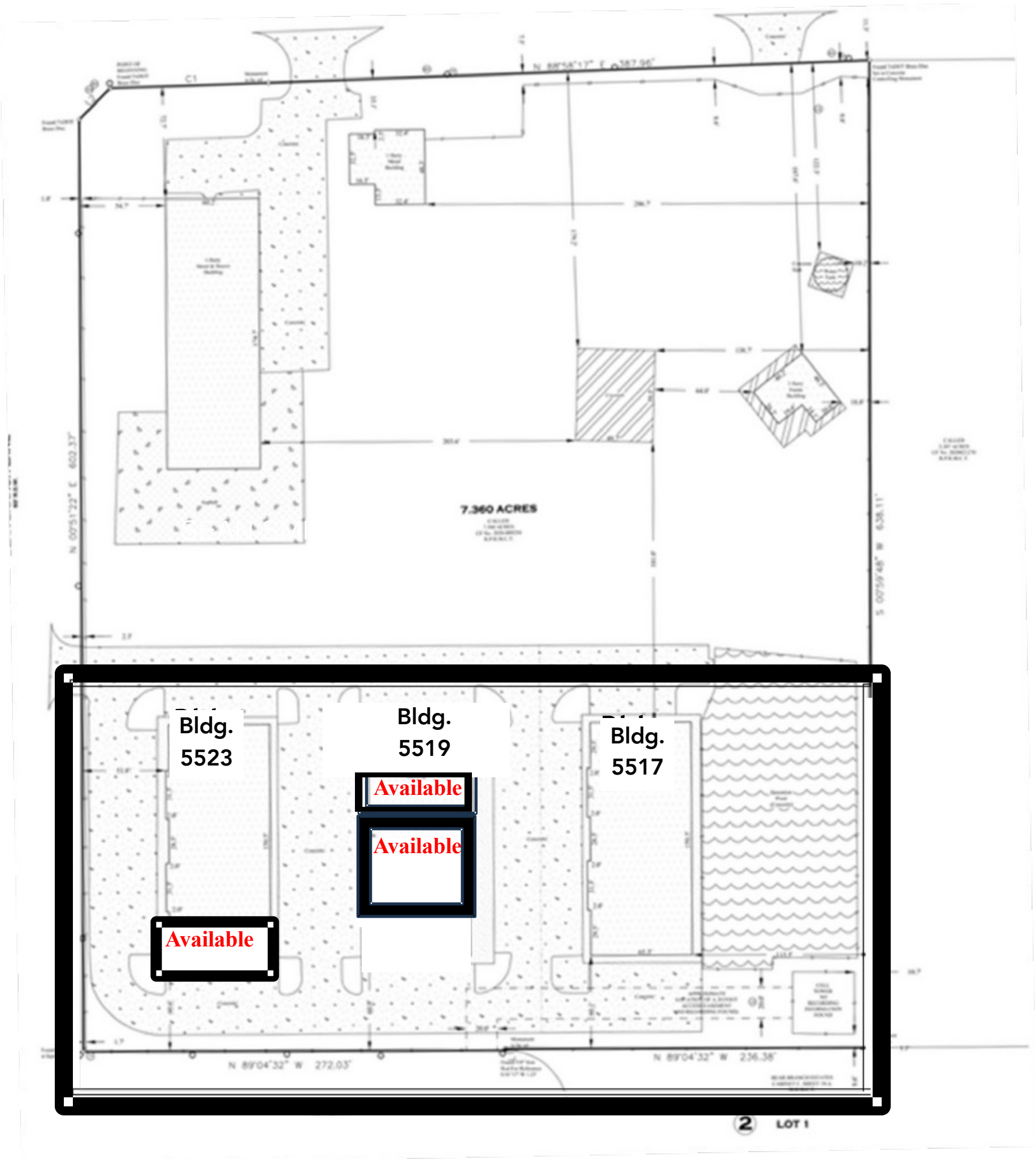


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Flex Warehouse Space for Lease

Suite E 5523 FM 1488, Magnolia, TX 77354



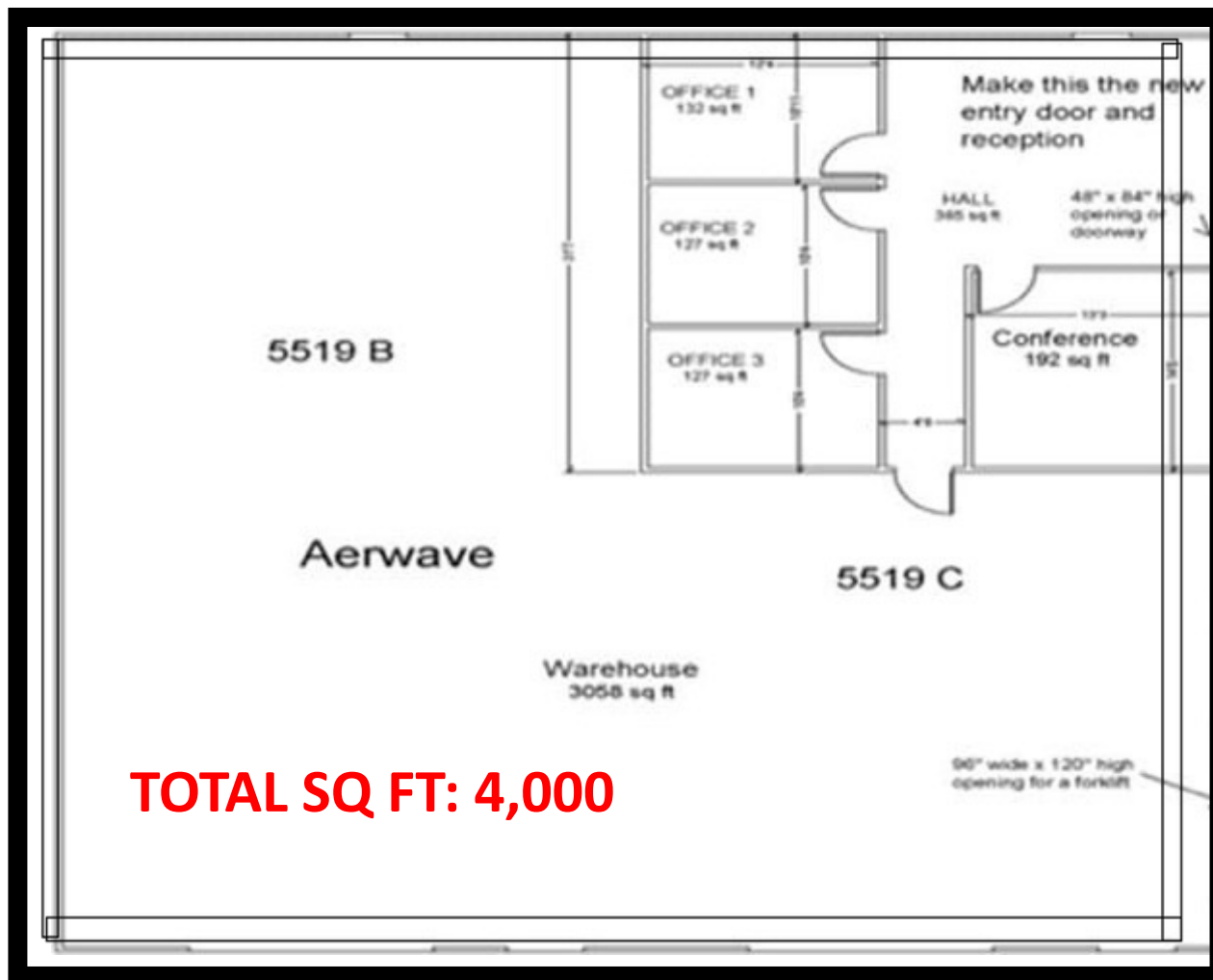
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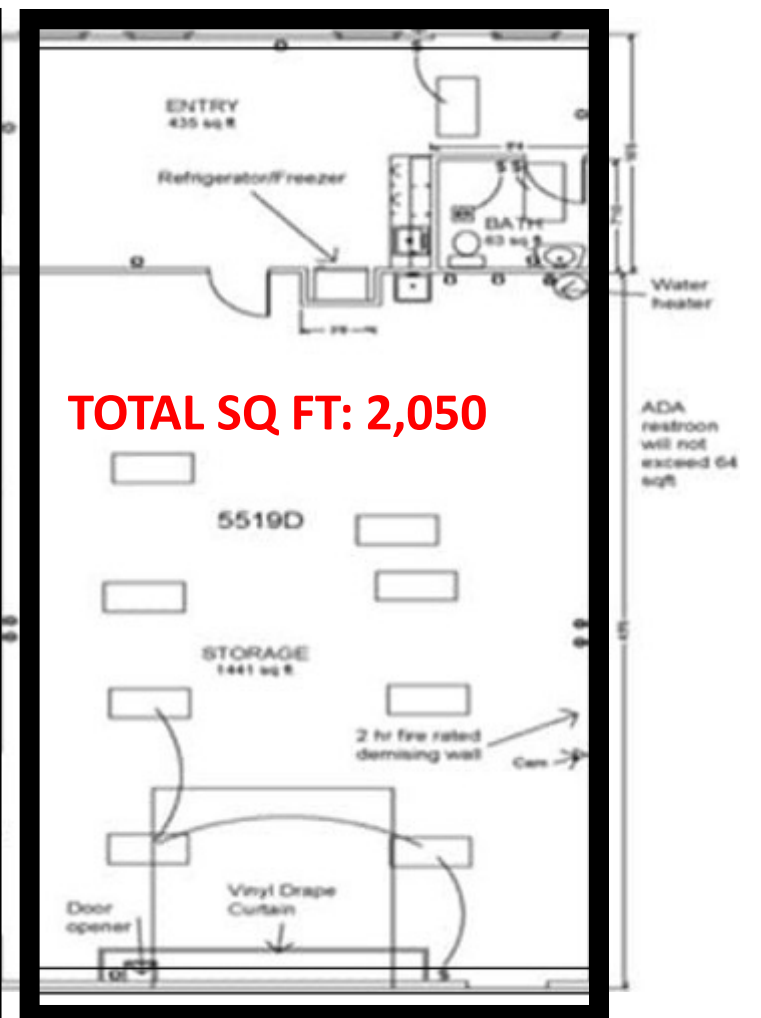
Flex Warehouse Space for Lease

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

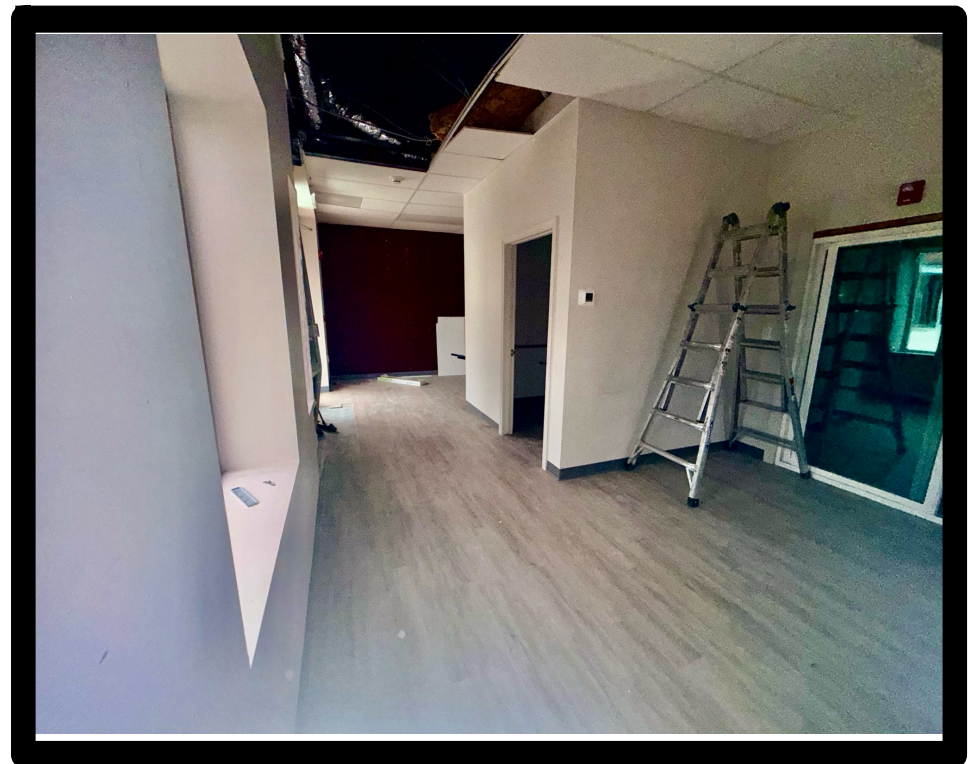


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Flex Warehouse Space for Lease

Suite A 5519 FM 1488, Magnolia, TX 77354



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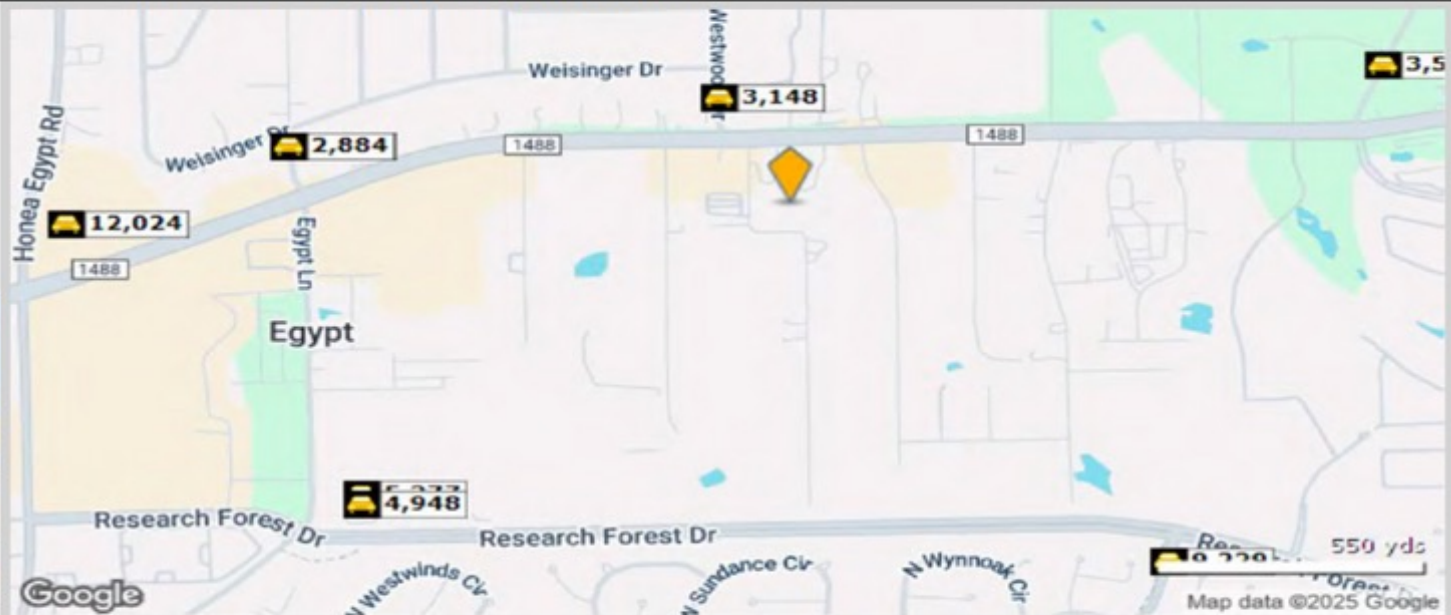
Radius	2 miles	5 miles	10 miles
Population			
2020 Population	25,225	114,725	371,290
2024 Population	27,759	124,420	414,305
2029 Population Projection	33,994	151,525	492,511
Households			
2020 Households	9,000	41,104	134,105
2024 Households	10,003	44,592	150,129
2029 Household Projection	12,279	54,398	179,325
Housing			
Median Home Value	\$373,814	\$392,014	\$344,054
Household Income			
Avg Household Income	\$148,322	\$156,736	\$128,591
Median Household Income	\$118,598	\$127,823	\$97,636

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: 1,885 SF
 Warehouse Avail: 1,885 SF
 Office Avail: -
 % Leased: 78.08%
 Rent/SF/Yr: \$16.00





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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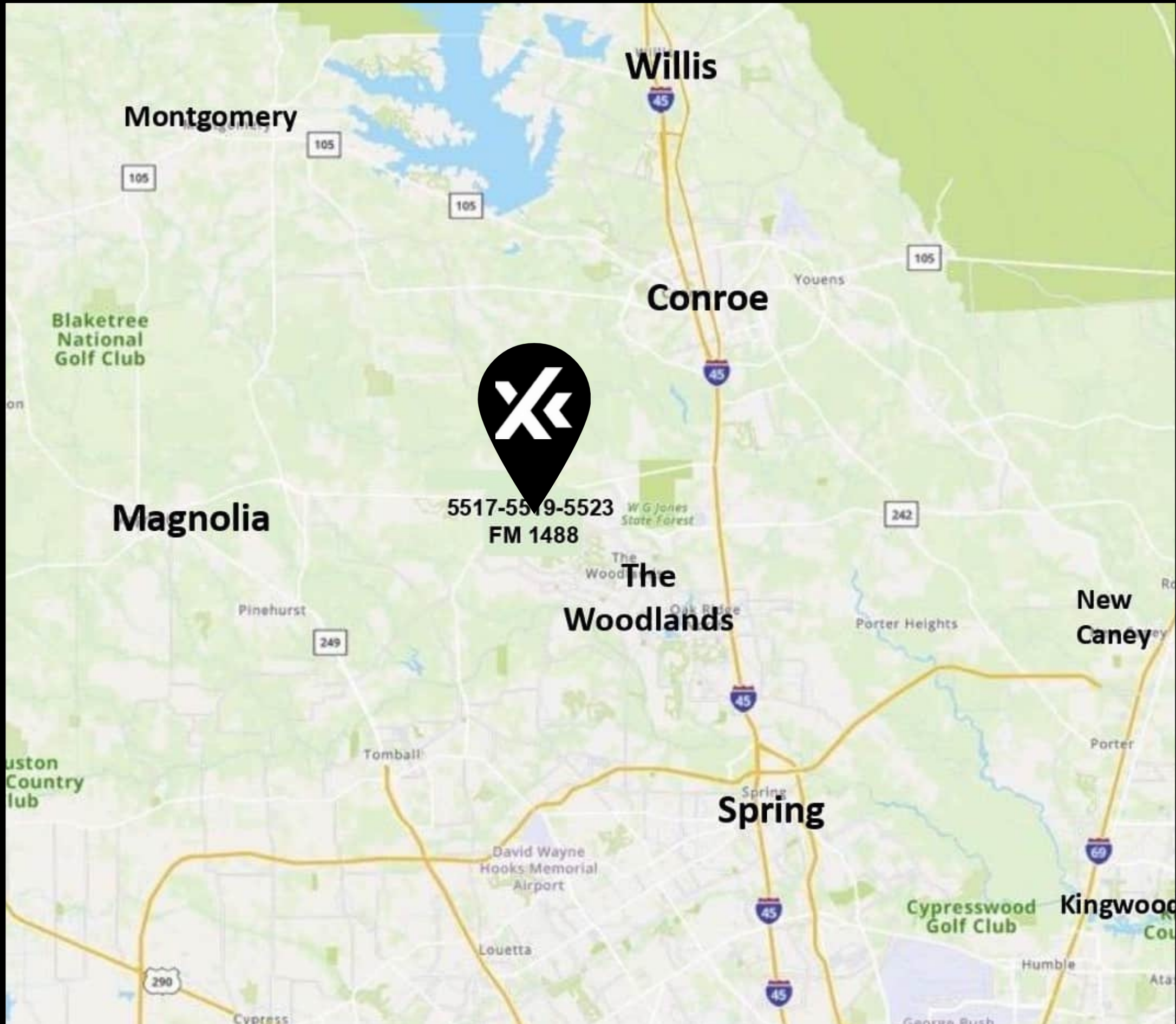
5/18/2025

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