

STORE

NEW CONSTRUCTION · 2026

Honea Egypt Road

AVAILABLE NOW

+1 (936) 672-0026

Terms negotiable. Available immediately.

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8,950 SF

TOTAL AVAILABLE

1,750–3,600 SF

SUITE RANGE

\$24.00 /SF/YR

ASKING RATE

NNN

LEASE TYPE

17,943

DAILY TRAFFIC (2026)

AVAILABLE SPACES

SUITE A

1,800 SF

\$24.00 /SF/YR

\$3,600 / mo · NNN

RETAIL

SUITE B

1,800 SF

\$24.00 /SF/YR

\$3,600 / mo · NNN

RETAIL

SUITE B (ALT)

1,750 SF

\$24.00 /SF/YR

\$3,500 / mo · NNN

RETAIL

SUITE C

3,600 SF

\$15.00 /SF/YR

\$4,500 / mo · NNN · 60×60

INDUSTRIAL

SPACE HIGHLIGHTS

New construction (2026)
Private restrooms
Roll-up door (Suite C)
Tenant-controlled HVAC
25 parking spaces

Central A/C & heating
High ceilings throughout
Storefront entry
ADA wheelchair accessible
Vanilla shell build-out

ABOUT THE PROPERTY

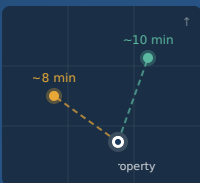
Brand-new strip center on high-visibility Honea Egypt Road in the fast-growing Westwood North corridor of Magnolia, TX. Flexible suites range from 1,750 SF boutique retail to a 3,600 SF (60'×60') open-format warehouse/industrial bay with roll-up door — ideal for service businesses, food concepts, health & wellness, or light industrial users. Located near Starbucks, Kroger, Bank of America, and major national retailers serving a dense residential trade area.

MAJOR GROWTH CORRIDOR

Two Step Farm · 2,000 acres · 4,000+ homes

Woodforest · 3,000 acres · 5,000+ homes

Two of Montgomery County's largest MPCs — driving thousands of new rooftops and near-term demand for local retail & services.



TRAFFIC COUNTS · 2025

DAILY VEHICLES (AADT)

Honea Egypt @ N Woodland Oaks	17,943
Honea Egypt (south segment)	13,334
Honea Egypt (north segment)	12,593
Woodland Oaks Dr (cross)	3,696



TENANT IN PLACE
Headquarters Barbershop
Est. 2026 · Premium barbershop & grooming

NEARBY RETAILERS

- Starbucks
- Kroger
- Bank of America
- Chili's
- Buffalo Wild Wings
- Salata
- Prosperity Bank
- F45 Training
- Denny's