



FOR SALE

RESIDENTIAL HOME + WAREHOUSE
ON 1.018 ACRES

29607 Highland Blvd
Magnolia, TX 77354



936-900-6564



www.corproptx.com



info@corproptx.com

HIGHLIGHTS

29607 Highland Blvd Magnolia, TX 77354



- ✓ Two Separate Legal Descriptions
- ✓ Prime Location on ±1.018 Acres
- ✓ Large Equipment & Trailer Parking Area
- ✓ Minutes from FM 1488 & FM 2978
- ✓ Located in Rapidly Growing Magnolia Market
- ✓ Ideal for Contractors, Small Businesses & Owner Users
- ✓ Flexible Property Layout for Residential or Business Use



±1,680 SF Home
±3,500 SF Metal Building
1.018 Acres



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THE PROPERTY

\$675,000

29607 Highland Blvd presents a unique opportunity to own a versatile live/work property in one of Montgomery County's fastest growing areas. Situated on approximately 1.018 acres with two separate legal descriptions, the property combines the comfort of residential living with the functionality of a large commercial style warehouse.

The property includes an approximately 1,680 square foot home alongside a +/- 3,500 square foot metal building, making it ideal for contractors, business owners, tradesmen, hobbyists, or investors seeking flexibility.

The expansive yard provides abundant space for equipment storage, trailers, work vehicles, RVs, boats, or future improvements. Whether you're looking to operate your business from home or simply need additional storage and workspace, this property offers endless possibilities.





OUR MARKET

29607 Highland Blvd Magnolia, TX 77354

Strong Population Growth:

Magnolia continues to experience rapid population growth driven by its excellent schools, expanding residential communities, and close proximity to The Woodlands and Houston. This steady growth continues to increase demand for both residential and commercial properties throughout the area.

Economic Expansion:

Magnolia's economy is supported by a diverse mix of healthcare, construction, manufacturing, retail, and professional services. Continued commercial development and business investment have made the area an increasingly attractive location for entrepreneurs and owner-users.

Affordable Housing Demand:

As home prices continue to rise throughout the Greater Houston area, Magnolia remains a desirable alternative offering larger properties and greater value. Strong buyer demand and limited inventory continue to support a healthy real estate market.

Investment Potential:

Magnolia offers excellent long-term investment potential with continued population growth, commercial expansion, and increasing property values. Properties that combine residential living with warehouse or business functionality are especially rare and highly sought after.

Infrastructure and Development:

Ongoing improvements to FM 1488, FM 1774, and the nearby SH 249 Aggie Expressway continue to enhance accessibility throughout the region. Combined with new residential, retail, and commercial developments, these infrastructure investments position Magnolia for sustained long-term growth.



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