



MARKET AT 1488 | 6606 FM 1488, MAGNOLIA, TX 77354

Features

- Prime ingress/egress across both FM 1488 & FM 2978
- Located on a major corridor connecting The Woodlands to Magnolia, Plantersville, and Montgomery
- Excellent co-tenancy with a variety of national tenants
- Robust population and household income growth in the surrounding trade area
- Positioned near continued regional retail and mixed-use development, supporting long-term demand

themarketat1488sc.com

FOR LEASE

TOTAL SF: 77,998
AVAILABLE SF: 3,552
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics YEAR: 2025	1 MILE	3 MILE	5 MILE
FM 1488 (East of FM 2978)	39,353 VPD	Population	7,155	48,228	121,189
FM 1488 (West of FM 2978)	31,661 VPD	Daytime Population	9,422	44,341	98,721
FM 2978 (South of FM 1488)	25,092 VPD	Average HH Income	\$160,067	\$186,128	\$182,602
FM 2978 (North of FM 1488)	24,776 VPD	Households	2,482	17,412	43,142

Area Retailers & Businesses



Taylor Ponton
 Associate
 713.781.7111
tponton@weitzmangroup.com

Kyle Knight
 Senior Vice President
 713.781.7111
kknight@weitzmangroup.com

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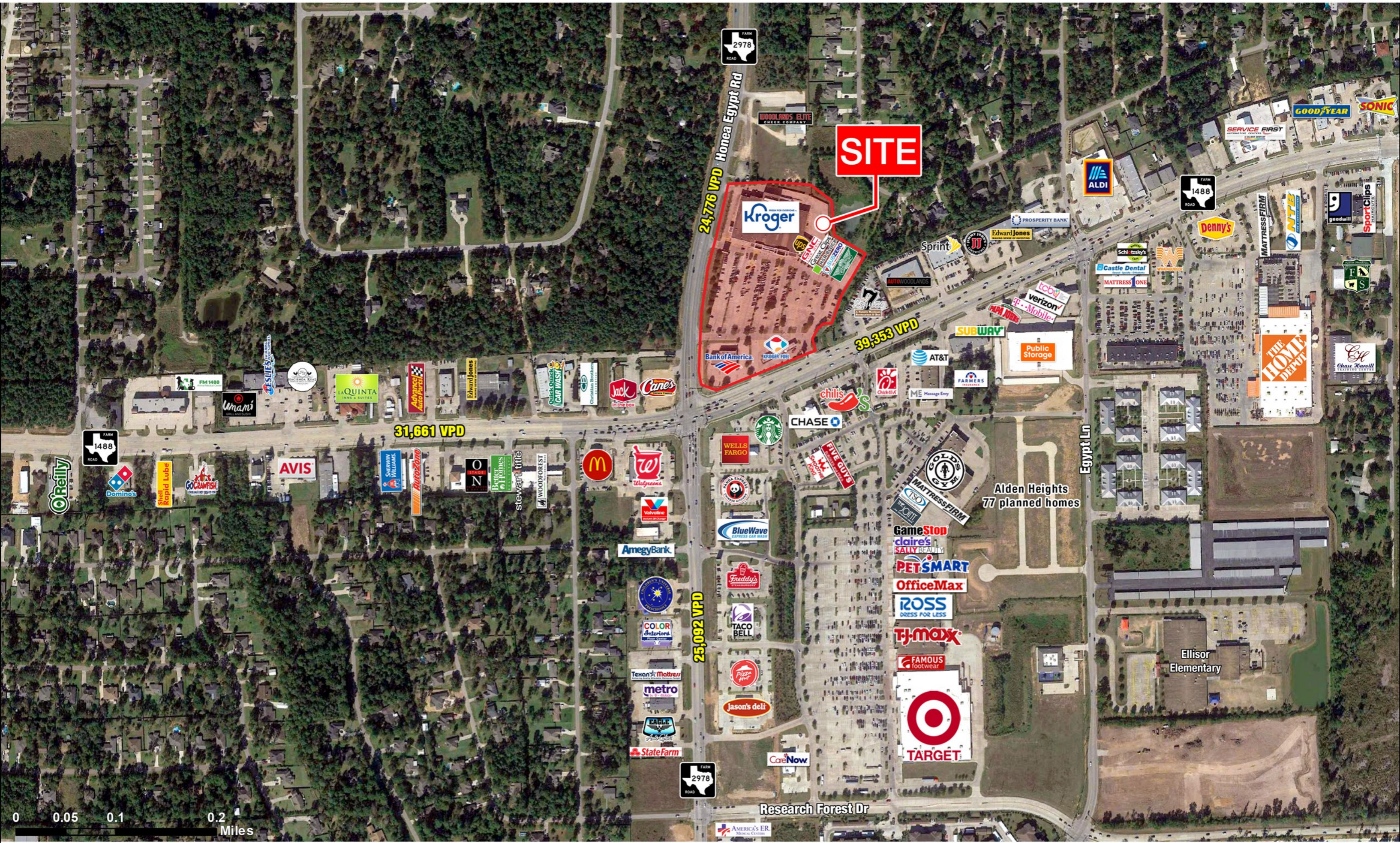
Available Space	
110	1,152 sf
128	1,200 sf
140	1,200 sf

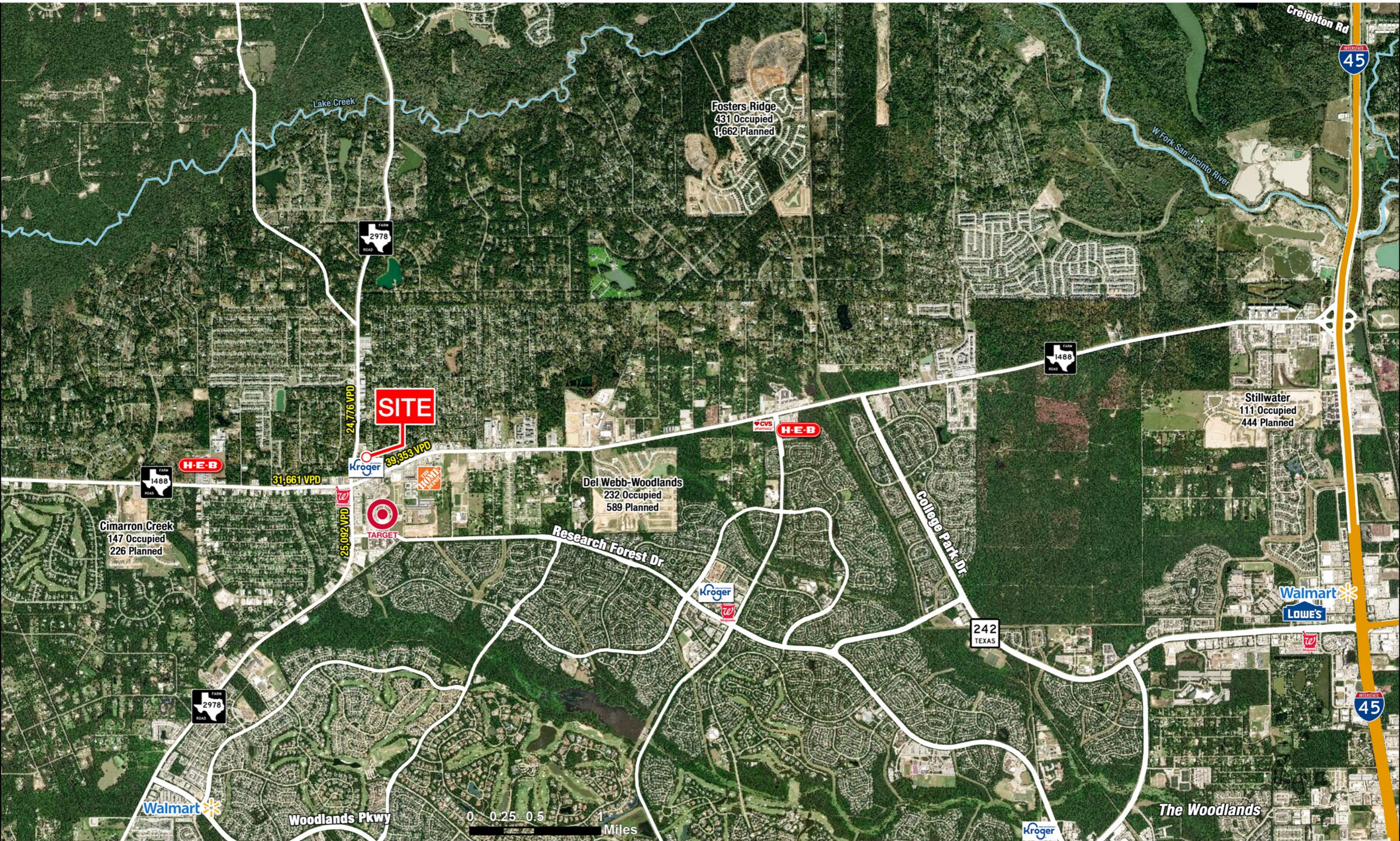
Current Tenants		
100	Wingstop	2,509 sf
108	Lone Star Tacos	1,511 sf
114	Little Caesars Pizza	1,168 sf
120	H&R Block	1,400 sf
124	Great Clips	1,200 sf
136	Dental One	3,180 sf
148	UPS Store	1,400 sf
152	MVP Liquor	2,253 sf



NOT TO SCALE

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Taylor Ponton

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

775553

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

tponton@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(713) 980-5622

Phone

(512) 574-2735

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

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Email

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Phone

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