

FOR LEASE | NEW CONSTRUCTION



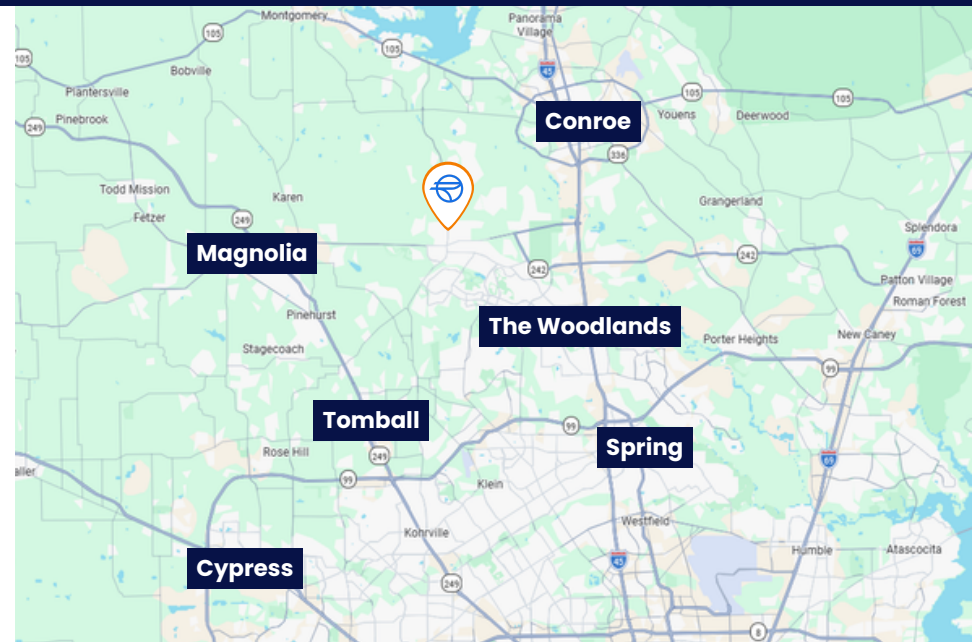
**1006 HONEA EGYPT ROAD
MAGNOLIA, TX 77354**



RIVERSTONE
COMMERCIAL REAL ESTATE

RETAIL / FLEX SPACE
Honea Egypt Plaza

Available Now | Honea Egypt Plaza



OFFERING SUMMARY

Lease Rate:	\$28.00 /SF/YR (NNN)
Available Space:	8,950 SF
Suite Range:	1,750–3,600 SF
1002 – Suite A:	1,800 SF
1002 – Suite B:	1,800 SF
1002 – Suite C:	3,600 SF (Roll-up Door)
1006 – Suite B:	1,750 SF
Parking:	25 Spaces + 4 Accessible
Traffic Counts:	17,943 VPD

PROPERTY HIGHLIGHTS

- Brand-new 2026 construction
- Vanilla-shell condition ready for tenant customization
- Storefront entrances with excellent visibility
- Tenant-controlled central HVAC and heating
- Private restrooms in each suite
- High ceilings throughout
- ADA-accessible design
- *Headquarters Barbershop currently operating on-site*

LOCATION HIGHLIGHTS

- Prominent frontage along high-traffic Honea Egypt Road
- Located in Magnolia's rapidly growing Westwood North corridor
- Ideal for retail, service, restaurant, health and wellness, showroom, or light industrial users
- Nearby Retailers: Starbucks, Kroger, Bank of America, Chili's, Buffalo Wild Wings, Salata, and Denny's
- Surrounded by major residential growth, including Two Step Farm and Woodforest Master-Planned Community



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Site Demographic Summary



Ring of 5 miles

KEY FACTS

40.4

Median Age

114,679

2026 Total
Population

41,375
Households

\$118,122
Median Disposable
Income

EDUCATION

3%

No High
School
Diploma



12%
High School
Graduate



19%
Some
College



66%
College
Graduate

INCOME



\$200,586

Average Household
Income



\$72,589

Per Capita Income



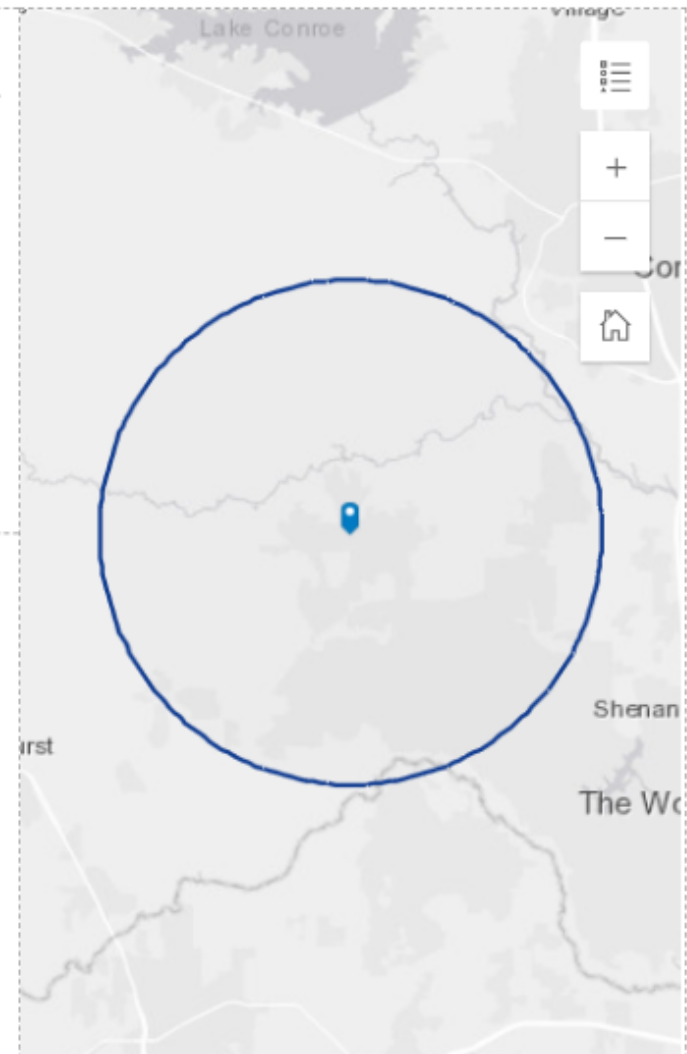
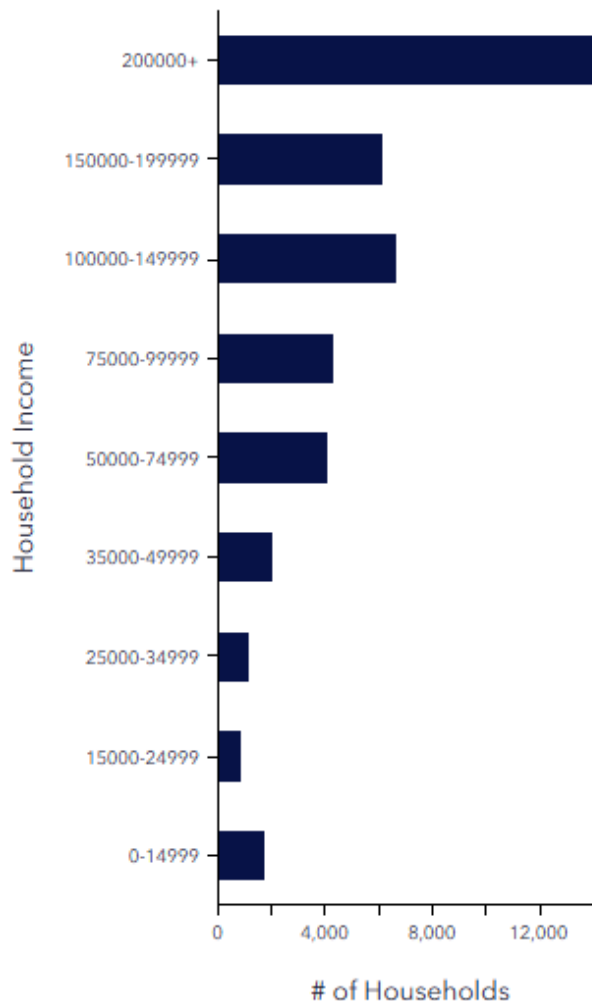
\$2,688,989

Average Net Worth



\$591,268

Average Home Value



EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

8%

Unemployment
Rate

3.7%

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.

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.

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.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
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Jarred Taylor

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date