

FOR SALE

36815 FM 1774 RD, MAGNOLIA, TX 77355

RV PARK ON ±2 ACRES

PRICE REDUCED!

\$1,230,000

**SELLER FINANCING FOR
QUALIFIED BUYERS**



DOUG LARSON

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(713) 824-3799

CHRIS JOYCE

Principal

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(936) 577-0836



PROPERTY HIGHLIGHTS



Location

36815 FM 1774 Rd.
Magnolia, TX 77355



Asking Price

\$1,230,000



Size

RV Park on ±2 Acres

POSSIBLE
OWNER
FINANCING!

- **Turnkey investment opportunity** with established RV Park on ±2 acres

- **Includes covered RV storage sites** providing additional income stream and tenant appeal

- **Approximately 211.2 ft of frontage** on FM 1774 Rd. for excellent visibility and access

- **Strong exposure** with ±25,046 AADT (2024, TxDOT) along FM 1774 Rd.

- **Income-producing asset** with high demand for affordable housing and RV accommodations in Magnolia

- Flexible site layout allows for **multiple RV spaces** with room for expansion

- **Utilities available** to support current and future operations

- Surrounded by **residential growth and commercial development**, driving long-term investment value

- Convenient access to **FM 1488, SH-249 (Aggie Expressway), and The Woodlands**

Contact Our Team

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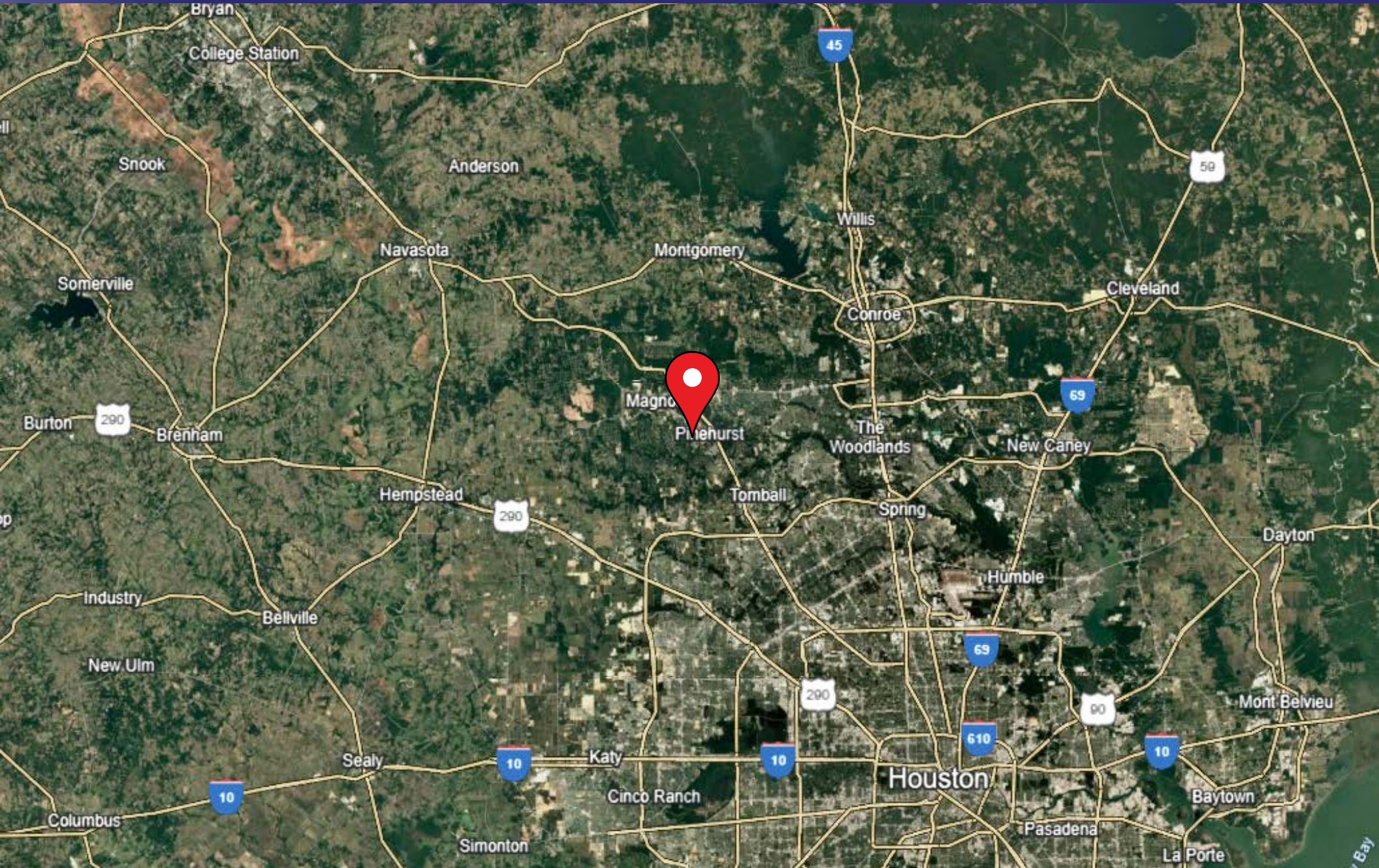
PROPERTY PICTURES



PROPERTY PICTURES



LOCATION MAP



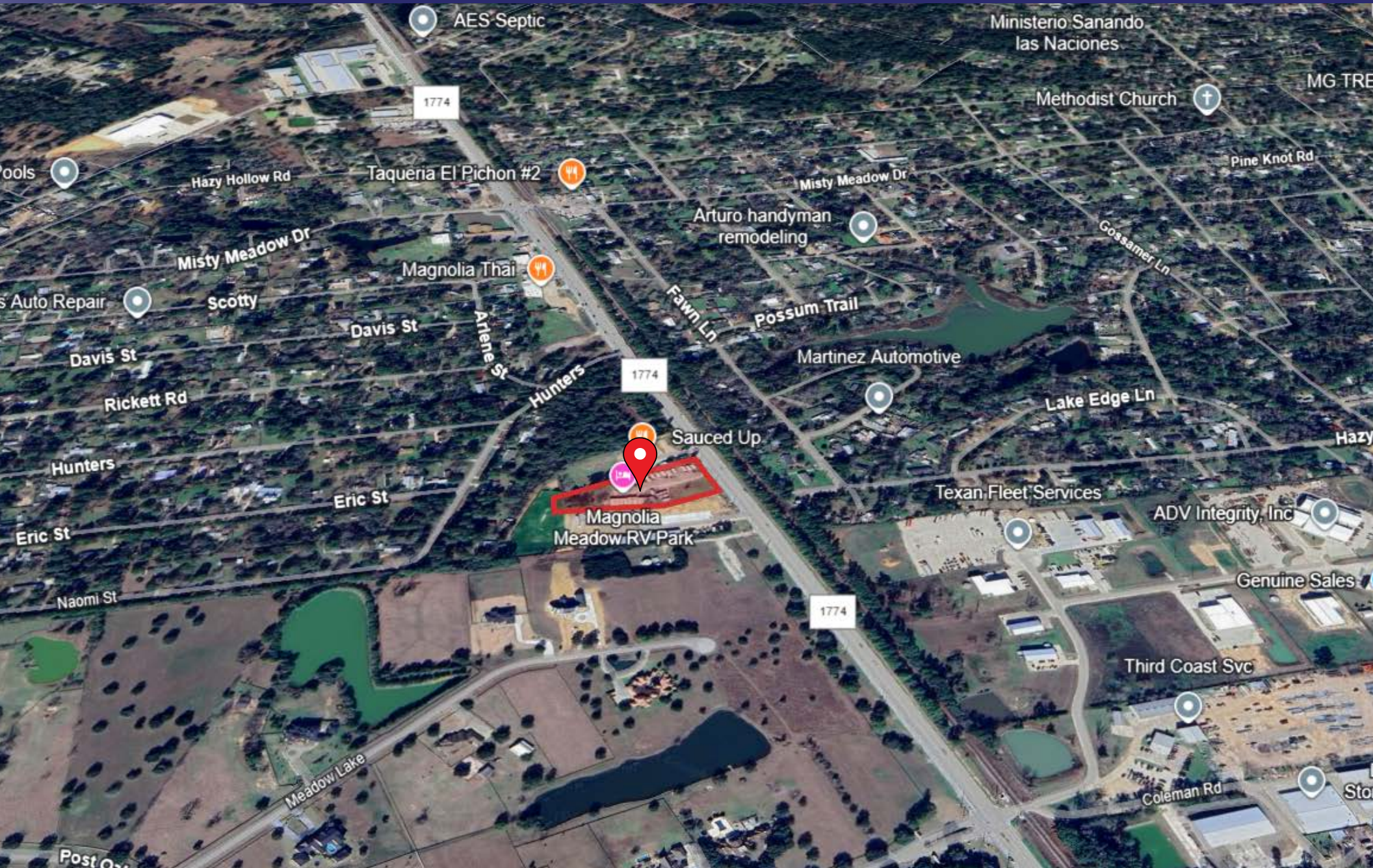
PROPERTY AERIAL



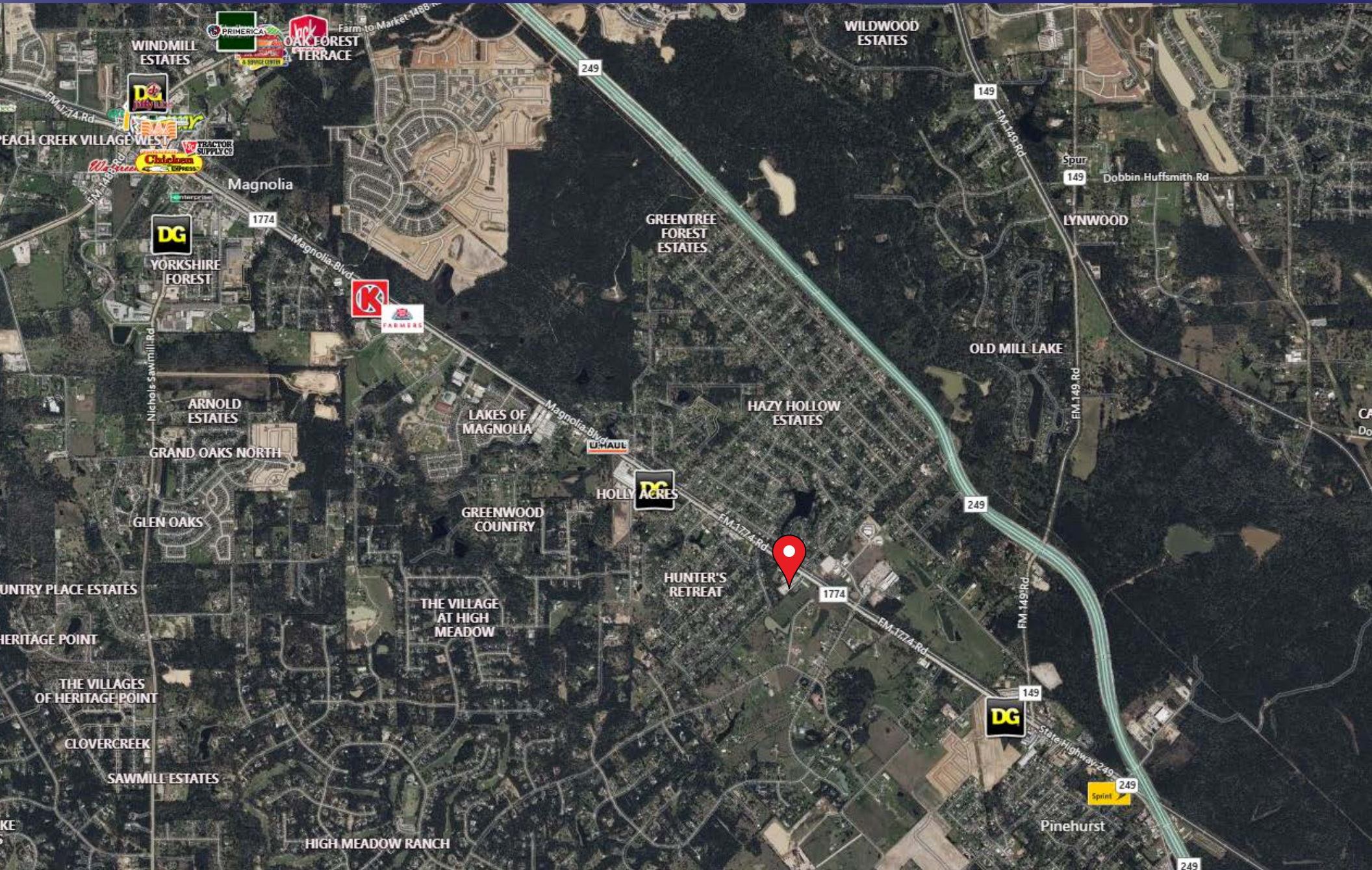
Approximately 3 miles to TX-249
and 3.8 miles to FM 1488



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

36815 FM 1774 Rd, Magnolia, Texas, 77355

Ring of 3 miles

KEY FACTS

21,597

Population



7,319

Households

39.5

Median Age

\$88,993

Median Disposable Income

EDUCATION

8.3%

No High School Diploma



26.4%

High School Graduate



27.0%

Some College/
Associate's Degree



38.3%

Bachelor's/Grad
/ Prof Degree



21,597

2023 Total
Population (Esri)

INCOME



\$106,095

Median Household
Income



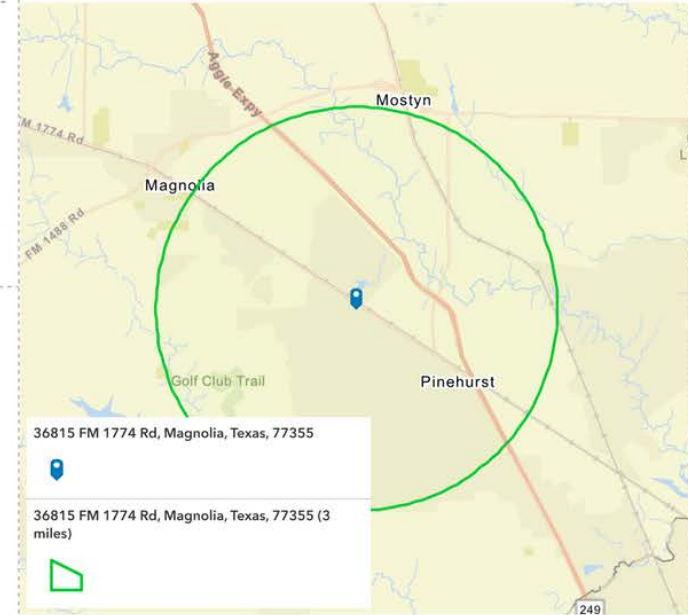
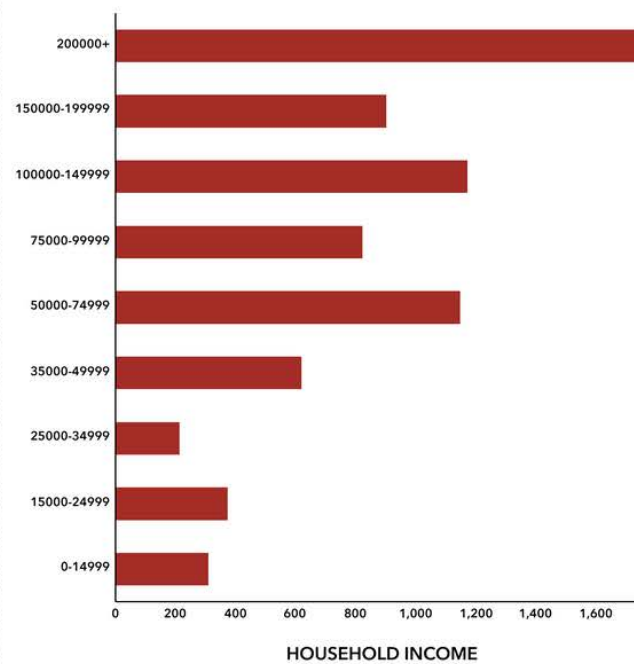
\$49,559

Per Capita Income



\$590,331

Median Net Worth



EMPLOYMENT



White Collar

63.2%



Blue Collar

24.4%



Services

13.4%



Unemployment
Rate

4.1%

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Chris Joyce</u>	<u>695869</u>	<u>chris@texasgres.com</u>	<u>(936) 577-0836</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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