


# AVAILABLE

# Pad Sites Available

FM 1488 and Mill Creek Road | Magnolia, TX 77354



**AUDUBON**  
+4,200 SINGLE FAMILY HOMES  
+3,200 MULTIFAMILY UNITS  
±3,000 ACRES MASTER-  
PLANNED DEVELOPMENT

**RASHA AT AUDUBON**  
326 MULTIFAMILY UNITS



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+4,200 SINGLE FAMILY HOMES  
+3,200 MULTIFAMILY UNITS  
±3,000 ACRES MASTER-  
PLANNED DEVELOPMENT

**FM 1488**  
21,480 VPD



**XAG**  
PROPERTIES

**XAG Properties**  
6115 FM 359 | Richmond, TX 77406  
[www.xaggroup.com](http://www.xaggroup.com)  
(346) 843-1281

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FM 1488 AND MILL CREEK ROAD | MAGNOLIA, TX 77453

### Property Information

<b>Pad Sites Available</b>	± 1.21 AC	± 3.01 AC (divisible)
<b>Pricing</b>	Call for Pricing	
<b>All Utilities Available</b>	No Detention Required	

### Property Features

- All utilities available with no detention required.
- Drive-ways already constructed.
- Frontage on FM 1488, 4 lane lighted intersection.
- Shared cross easement to all pad sites.
- Future XAG class A multifamily development with 326 units.

### Demographics & Population

<b>Population 2024</b>	1 mile	<b>2,885</b>
	3 mile	<b>13,830</b>
	5 mile	<b>30,657</b>
<b>Population 2028 Forecast</b>	1 mile	<b>4,716</b>
	3 mile	<b>17,082</b>
	5 mile	<b>38,830</b>

### Household Income

1 mile	<b>\$129,300</b>
3 miles	<b>\$125,100</b>
5 miles	<b>\$128,800</b>

### Traffic Count

FM 1488	<b>21,480 VPD</b>
SH-249	<b>141,000 VPD</b>

### Major Area Retailers



# SITE PLAN

# Pad Sites Available

FM 1488 and Mill Creek Road | Magnolia, TX 77354



Options to Consider:

Orange Lot with  $\pm 1.21$  Acres with access to driveway entry and cross easement.

Green Lot with  $\pm 3.01$  Acres with driveway entry and cross easement. (Divisible)

# AUDUBON COMMUNITY

# Pad Sites Available

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Audubon combines wilderness and open spaces with modern convenience, reflecting the unique blend of accessibility and retreat that Magnolia is known for. This laid-back area in Montgomery County offers a respite from life's hustle while keeping you close to dining and shopping options.

Located in the inaugural Audubon 1st phase, Audubon Retail Center maximizes visual drive-by exposure on the high-traffic and currently expanding FM 1488. Additionally, the Audubon Retail Center is directly connected by a short paved nature trail to the Audubon Master-planned Community.

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MAGNOLIA HIGH SCHOOL  
2,248 STUDENTS

**MILL CREEK**  
±1,400 SINGLE FAMILY HOMES

FUTURE COMMERCIAL  
DEVELOPMENT

4 LANE LIGHTED  
INTERSECTION

MILL CREEK RD

FM 1488

21,480 VPD

±1.21 AC

±3.01 AC

Audubon  
Retail Center

AUDUBON  
PHASE-1 CREEKSIDE NORTH  
+750 SINGLE FAMILY  
HOMES

AUDUBON  
PHASE-2 AUDUBON PARK  
+700 SINGLE FAMILY  
HOMES

McDonald's  
Wendy's  
CRUST PIZZA  
Swig  
Starbucks  
Wells Fargo  
verizon  
Akashi  
TACO BELL  
HALF BAKED

MEMORIAN URGENT CARE  
GoHealth  
TWIN LIQUORS  
CHASE

H-E-B

MOD  
CVS pharmacy  
SportClips HAIRCUTS

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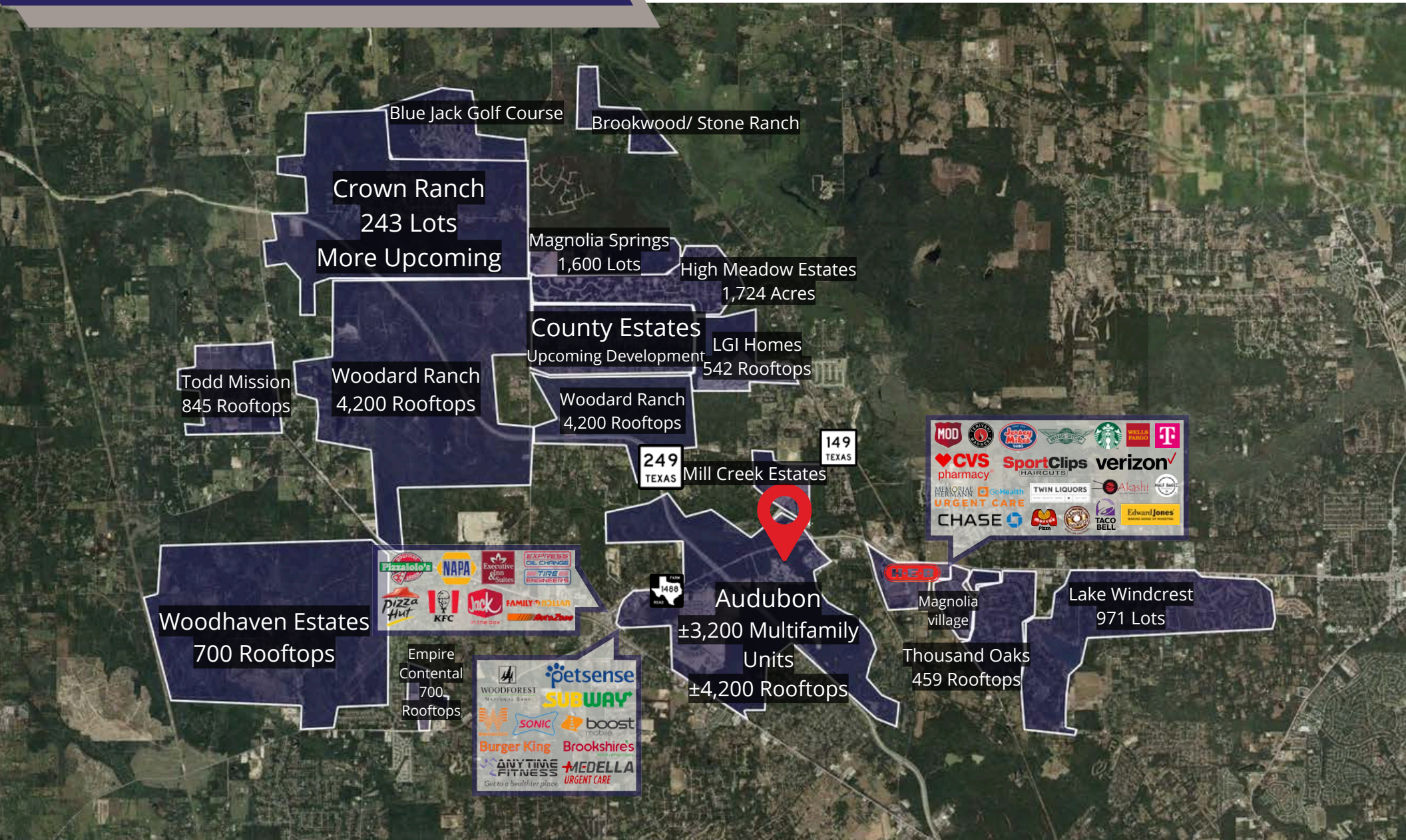
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Audubon Elementary School  
900+ students Fall 2024

Magnolia High School  
1,971 Students

21,480 VPD

141,000 VPD



**Adjacent ±30,000 SF Retail Center**

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# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>XAG Properties, LLC</b>	9009836	info@xagproperties.com	346-843-1281
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<b>Rick E. Gutierrez</b>	464315	rickg@xagproperties.com	346-843-1281
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
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Buyer/Tenant/Seller/Landlord Initials

Date

A dark blue, semi-transparent background image of a modern, multi-story office building with large glass windows and a flat roof. The building is viewed from a low angle, looking up. The text is overlaid on this image.

FOR FURTHER DETAILS,  
PLEASE CONTACT OUR AGENTS

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