

30505 Dobbin-Huffsmith Road, Magnolia TX

MAGNOLIA, TX 77354



OFFERING MEMORANDUM

KW COMMERCIAL | THE WOODLANDS &
2201 Lake Woodlands Dr
The Woodlands, TX 77380

PRESENTED BY:

TERESA SARTIN, CCIM, OTHER

Realtor

O: (281) 825-7745

C: (281) 825-7745

teresa@sartinteam.com

0467749, Texas



Property Summary

Property Overview

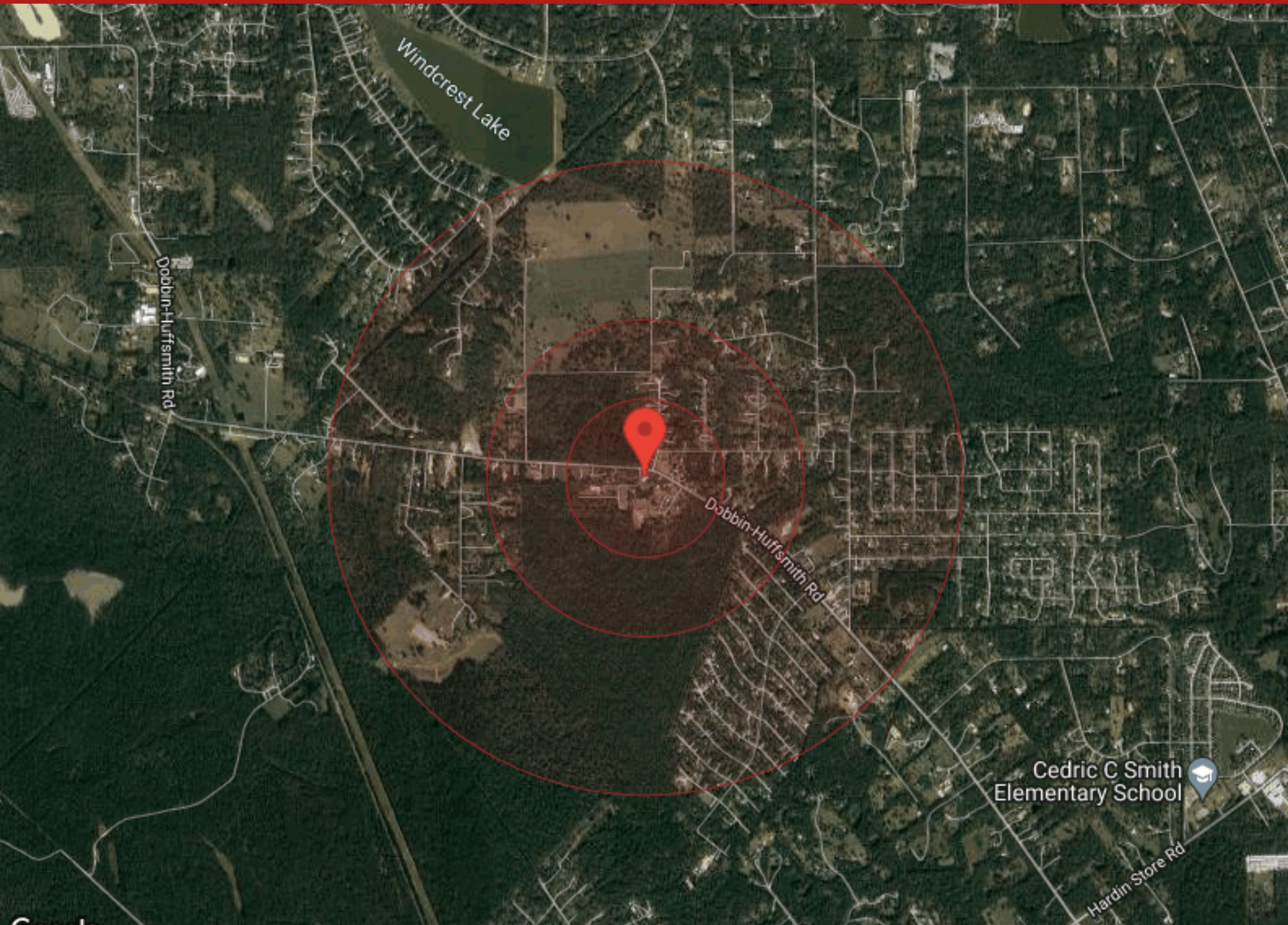
Great location near the proposed Woodtrace Blvd and adjacent to future neighborhood development. Minutes from Magnolia, The Woodlands and minutes to the new Aggie Expressway.

Location Overview

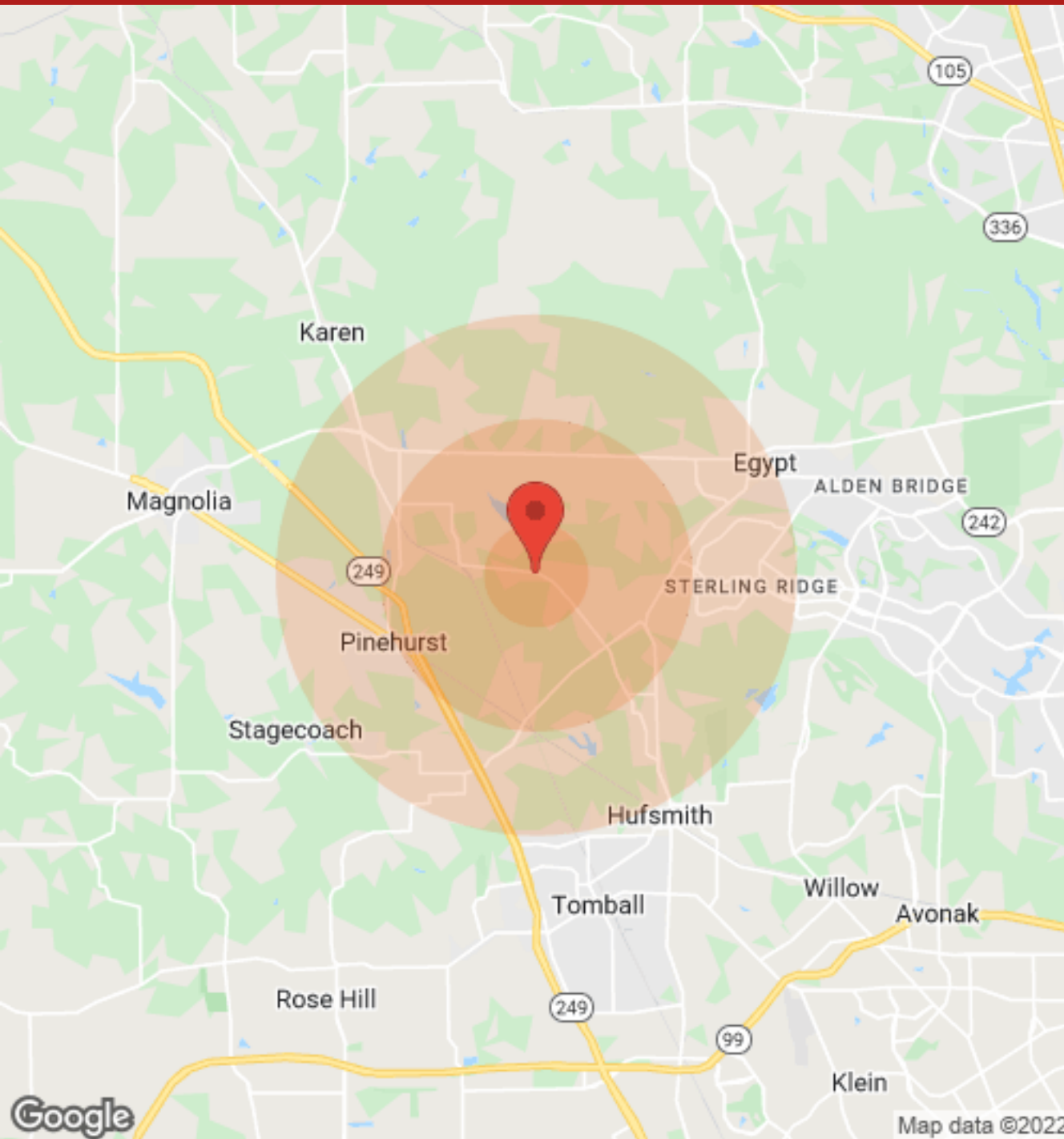
Magnolia, Texas

PROPERTY PHOTOS





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,523	27,008
Female	N/A	7,624	27,781
Total Population	N/A	15,147	54,789

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	3,748	14,351
Ages 15-24	N/A	2,393	8,978
Ages 55-64	N/A	1,731	5,978
Ages 65+	N/A	1,553	5,940

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,206	48,273
Black	N/A	125	881
Am In/AK Nat	N/A	75	132
Hawaiian	N/A	N/A	16
Hispanic	N/A	3,585	10,240
Multi-Racial	N/A	3,408	8,524

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$48,132	\$75,219
< \$15,000	N/A	133	878
\$15,000-\$24,999	N/A	472	1,303
\$25,000-\$34,999	N/A	532	1,348
\$35,000-\$49,999	N/A	428	1,471
\$50,000-\$74,999	N/A	603	2,281
\$75,000-\$99,999	N/A	609	2,342
\$10,000-\$149,999	N/A	764	2,947
\$150,000-\$199,999	N/A	448	1,771
> \$200,000	N/A	662	2,981

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,657	17,477
Occupied	N/A	4,414	16,411
Owner Occupied	N/A	3,945	14,091
Renter Occupied	N/A	469	2,320
Vacant	N/A	243	1,066

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

LOCATION MAP

