

## RETAIL PROPERTY FOR SALE

# +/- 31,000 SF OF LAND ON FM 1488

218 SMITH ROAD & 18544 FM 1488 ROAD, MAGNOLIA, TX 77354



### SALE PRICE

**\$560,000**

### OFFERING SUMMARY

Available SF:	+/- 31,000 SF
Lot Size:	0.71 Acres
Building Size:	1,504 SF
Market:	Magnolia / The Woodlands
Submarket:	Montgomery / Northwest

### PROPERTY HIGHLIGHTS

- Outstanding User Opportunity in Rapidly Expanding Magnolia TX
- In High Density Residential & Commercial Populated Area Close to Freeways & Retail
- In Downtown Magnolia with City Utilities
- Excellent Retail Location with Great Visibility
- Approximately 217 Feet of Frontage on FM 1488 with 2 Driveways
- On High Commute Corridor with Large Captive Market Audience
- Site is currently Stabilized with Small Office Building
- Average Traffic of over 29,000 Vehicles Per Day on FM 1488
- Over 30,000 Vehicles Per Day on FM 1774
- Situated in Montgomery County & Magnolia ISD
- Total Tax Rate for 2019: \$2.58 Per \$100 of Assessed Value

FOR MORE INFORMATION, PLEASE CONTACT:

**ALEX WISNOSKI**  
SENIOR PARTNER / PRINCIPAL  
281.415.1913  
ALEX@TEXASCRES.COM

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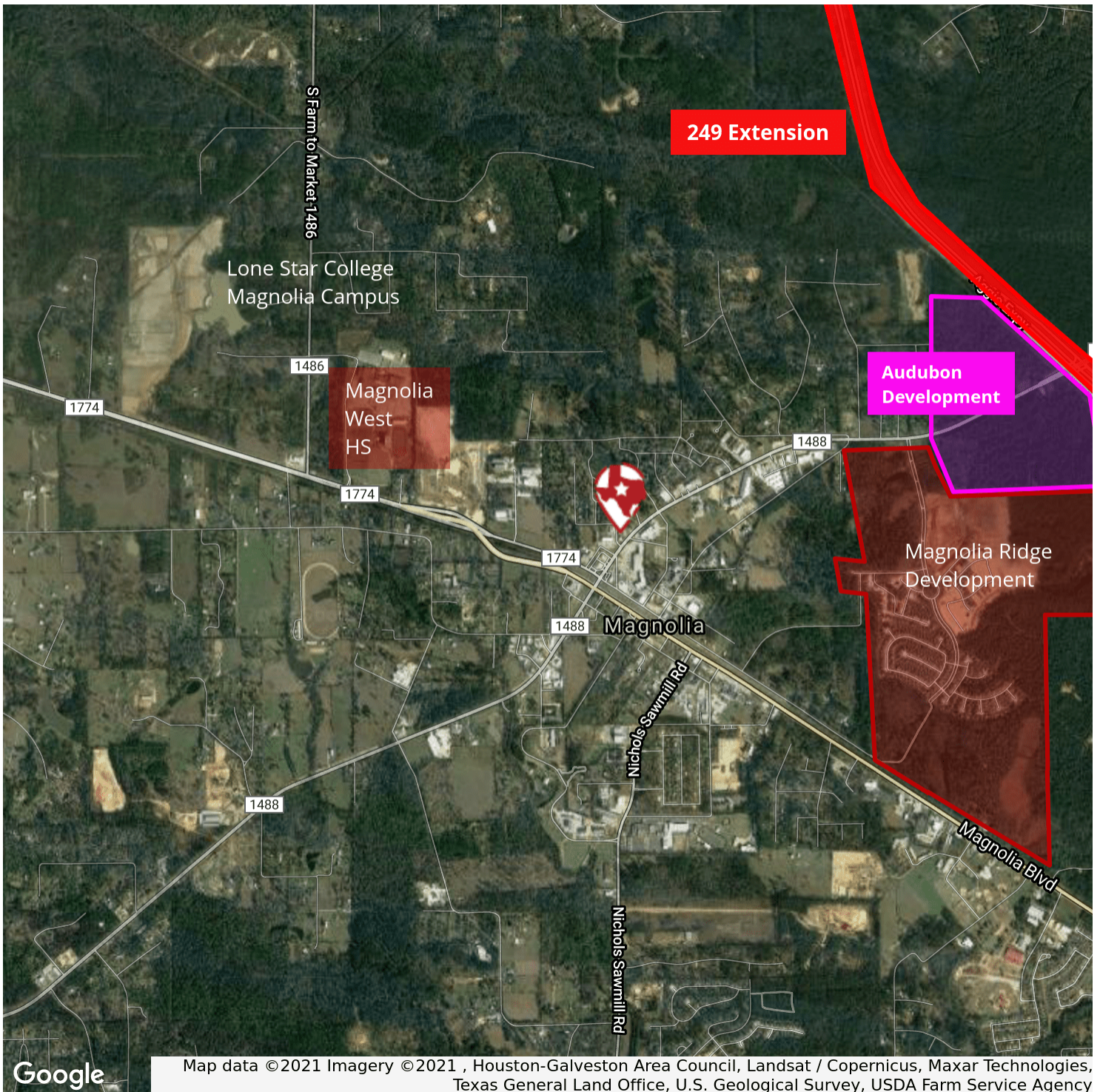
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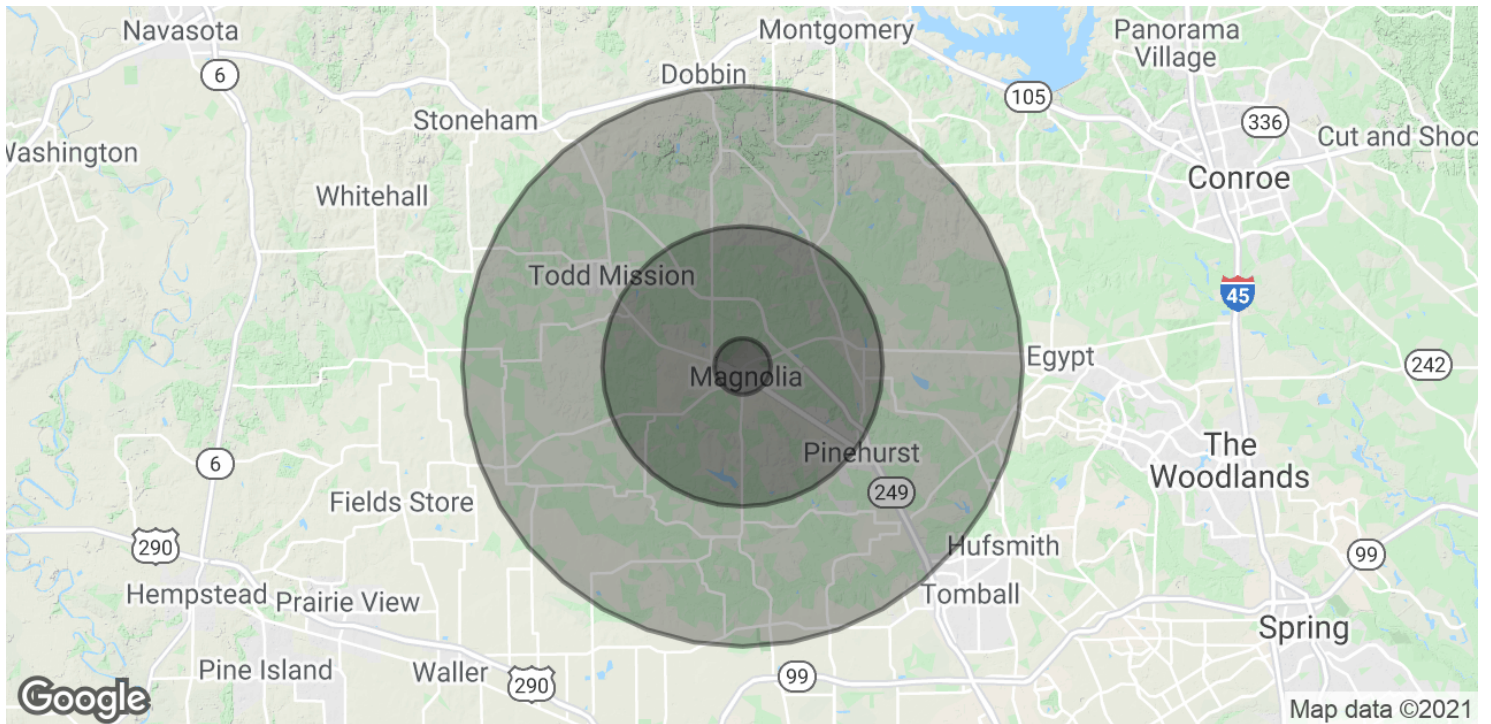
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### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	1,074	20,124	67,952
Median age	38.1	38.3	36.9
Median age (Male)	35.4	35.7	36.0
Median age (Female)	41.4	40.5	37.7

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total households	359	6,767	22,311
# of persons per HH	3.0	3.0	3.0
Average HH income	\$87,107	\$91,731	\$88,672
Average house value	\$232,885	\$240,628	\$214,852

\* Demographic data derived from 2010 US Census

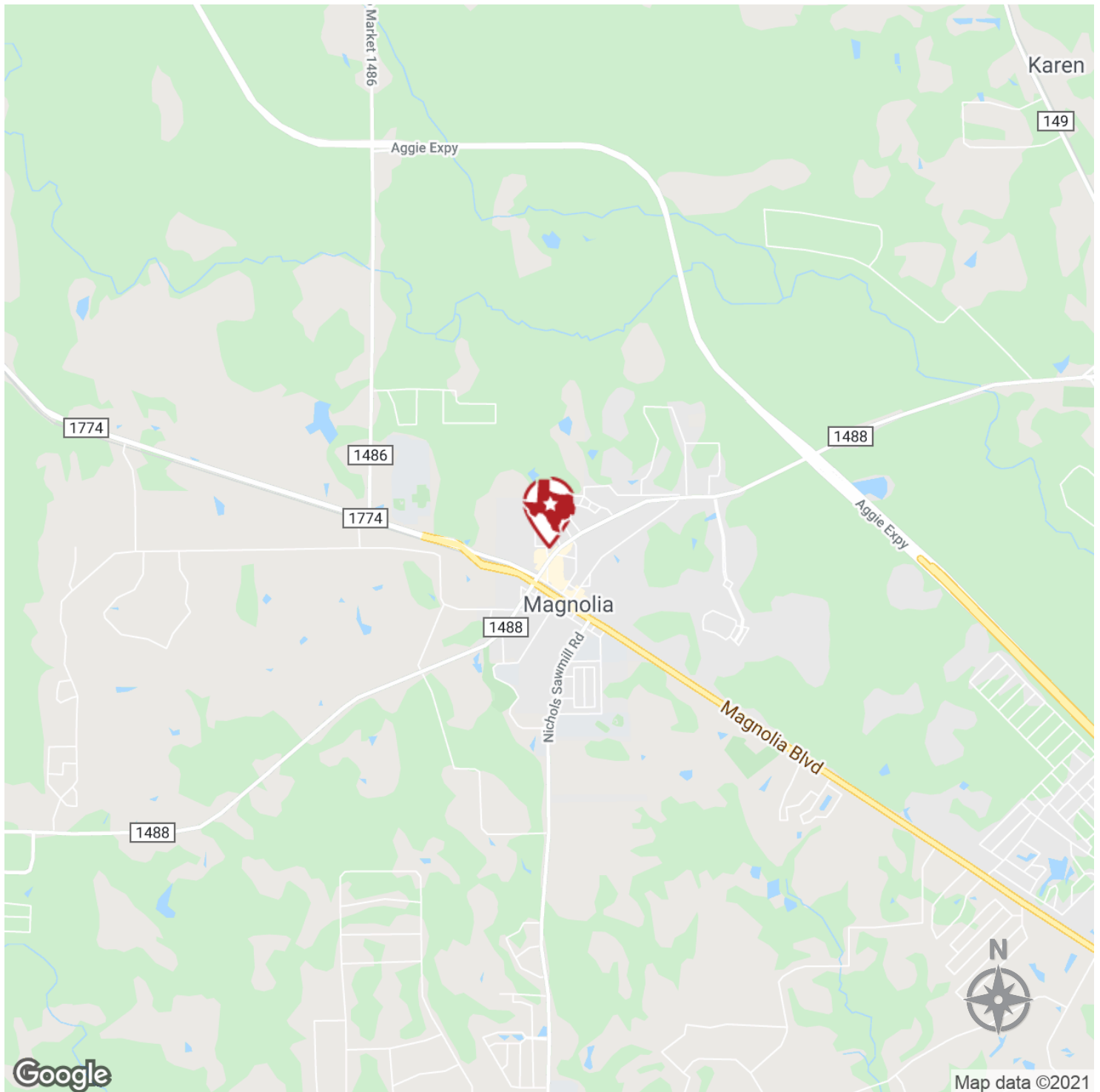
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### Information About Brokerage Services

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascres.com</u>
Designated Broker of Firm	License No.	Email
<u>Joel C. English</u>		
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<u>Alex Wisnoski</u>	<u>636406</u>	<u>alex@texascres.com</u>
Sales Agent/Associate's Name	License No.	Email
		<u>(281) 415-1913</u>
		Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors.

The information is shared with Texas CRES, LLC for reference and for marketing purposes.

Texas CRES, LLC makes no representations to the validity or accuracy of the information.

Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information.

You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein

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