

SHOPPES AT MAGNOLIA CIRCLE

Multi-Tenant Shopping Center With
Direct Frontage on High-Traffic FM 1488

33108 Magnolia Circle
Magnolia, Texas

1,752-SF INLINE
AVAILABLE FOR
LEASE

1,746-SF ENDCAP
WITH DRIVE-THRU
AVAILABLE FOR
LEASE



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 NewQuest

Project Highlights



13.51%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023



\$209K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 3 MILES



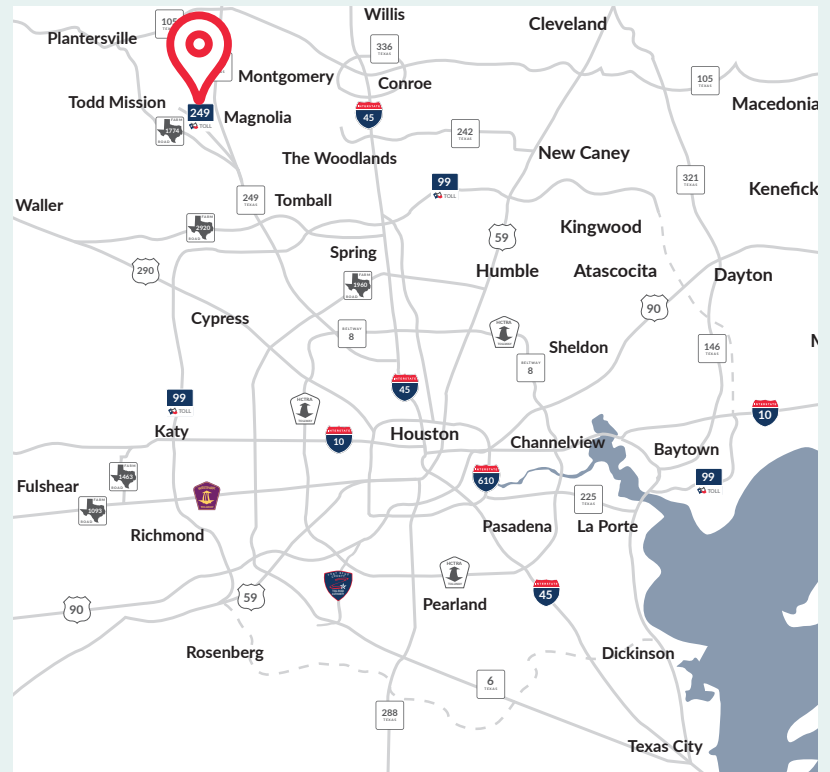
115K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

STEADY RESIDENTIAL GROWTH

2,594 FUTURE HOUSEHOLDS | 5-MILE RADIUS
1,640 ANNUAL HOME STARTS & 1,924 CLOSINGS | 5-MILE RADIUS
34,199 TOTAL HOUSEHOLDS | 5-MILE RADIUS
13.58% HOUSING GROWTH WITHIN 5 MILES | 2020-2023

Regis Estimates as of 4Q 2023 and MetroStudy Estimates as of 3Q 2023



Project Highlights



SHADOW-ANCHORED BY H-E-B AND 184 UNITS IN ALDER AT MAGNOLIA



MAGNOLIA IS LOCATED IN CLOSE PROXIMITY TO 4 MAJOR EMPLOYMENT CENTERS: TOMBALL, THE WOODLANDS, CONROE, AND HOUSTON



MAGNOLIA IS NATIONALLY RANKED AS 7TH IN GROWTH AMONG U.S. COUNTIES
- CITY OF MAGNOLIA

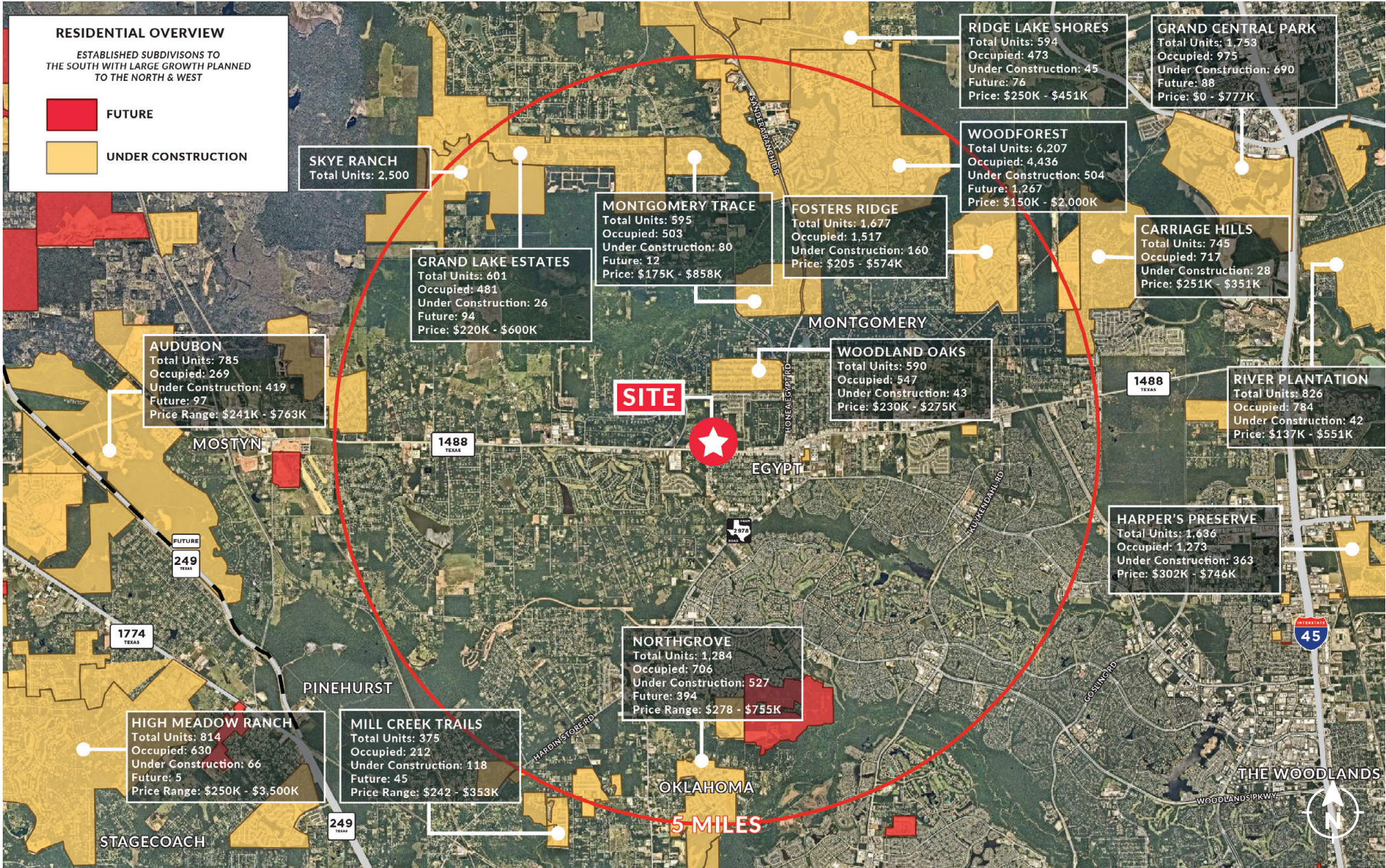


MAJOR HOUSING DEVELOPMENT INCLUDING 3,300-ACRE MASTER-PLANNED AUDUBON MAGNOLIA AND \$20M MIXED-USE MAGNOLIA LIGHTS



AVAILABLE:
1,746-SF ENDCAP WITH DRIVE-THRU
1,752-SF INLINE (CAN BE COMBINED)
41,211 SF PAD FOR SALE

DIRECT MAGNOLIA CIRCLE VISIBILITY







KEY	BUSINESS	AREAS
1	Jeremiah's Italian Ice	1,400 SF
2	Irish Nails and Spa	3,150 SF
3	Hollywood Feed	3,500 SF
4	Available For Lease	1,752 SF
5	Available For Lease with Drive-thru	1,746 SF
6	Pad For Sale	41,211 SF



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,550	14,843	38,843
Current Population	4,939	45,908	115,142
2020 Census Population	4,840	41,981	101,434
Population Growth 2020 to 2023	2.04%	9.35%	13.51%
2023 Median Age	35.5	37.4	38.9
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	75.48%	71.31%	72.05%
Black or African American	5.03%	5.28%	5.03%
Asian or Pacific Islander	3.56%	5.90%	5.65%
Other Races	15.29%	16.96%	16.72%
Hispanic	19.57%	21.26%	20.90%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$149,325	\$208,576	\$203,986
Median Household Income	\$148,092	\$152,926	\$155,373
Per Capita Income	\$45,982	\$67,954	\$69,477
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	9.72%	13.09%	14.40%
2 Person Households	26.02%	29.41%	31.41%
3+ Person Households	64.26%	57.49%	54.18%
Owner-Occupied Housing Units	74.09%	71.65%	72.15%
Renter-Occupied Housing Units	25.91%	28.35%	27.85%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andrew Alvis	692294	andrew.alvis@newquest.com	281.477.5038
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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