



Property Overview:

- Up to 20,000 sqft of Retail Space Available
- Ample Parking
- Southwest Corners of Dobbin-Huffsmith Road and Carraway Lane
- Drive Thru Windows for the End Cap Spaces Available
- Ideal for Medical, Restaurants, Dry cleaners, Studio, and Design Centers
- High Traffic Counts
- Class A Construction and Design with Ample Natural Light
- Situated in the High-Growth Area of Magnolia and The Woodlands
- Minutes from Grand Parkway, Tomball Tollway, and 2978
- Southwest corner of Carraway Lane and Dobbin-Huffsmith Road
- Call for Pricing

Dobbin Retail Center Retail For Lease

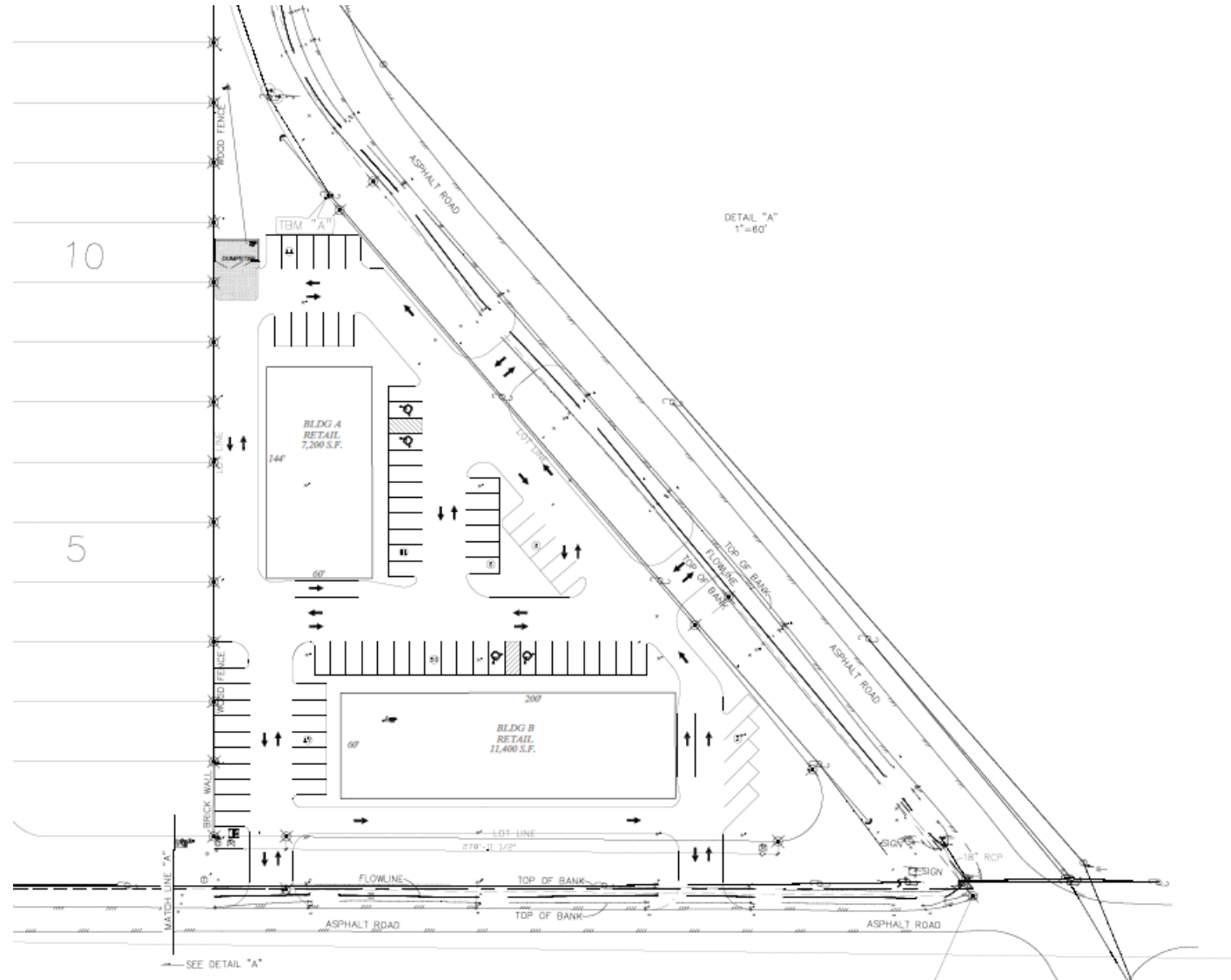
**0 Carraway Lane,
Magnolia Texas 77354**



For Additional Information Contact: Beau Harris / 936-523-0483 / 936-441-2610 / beau@blacklabelcommercial.com or Robert Noack/ 832-723-9996 / 936-441-2610 / RNoack@BlackLabelCommercial.com

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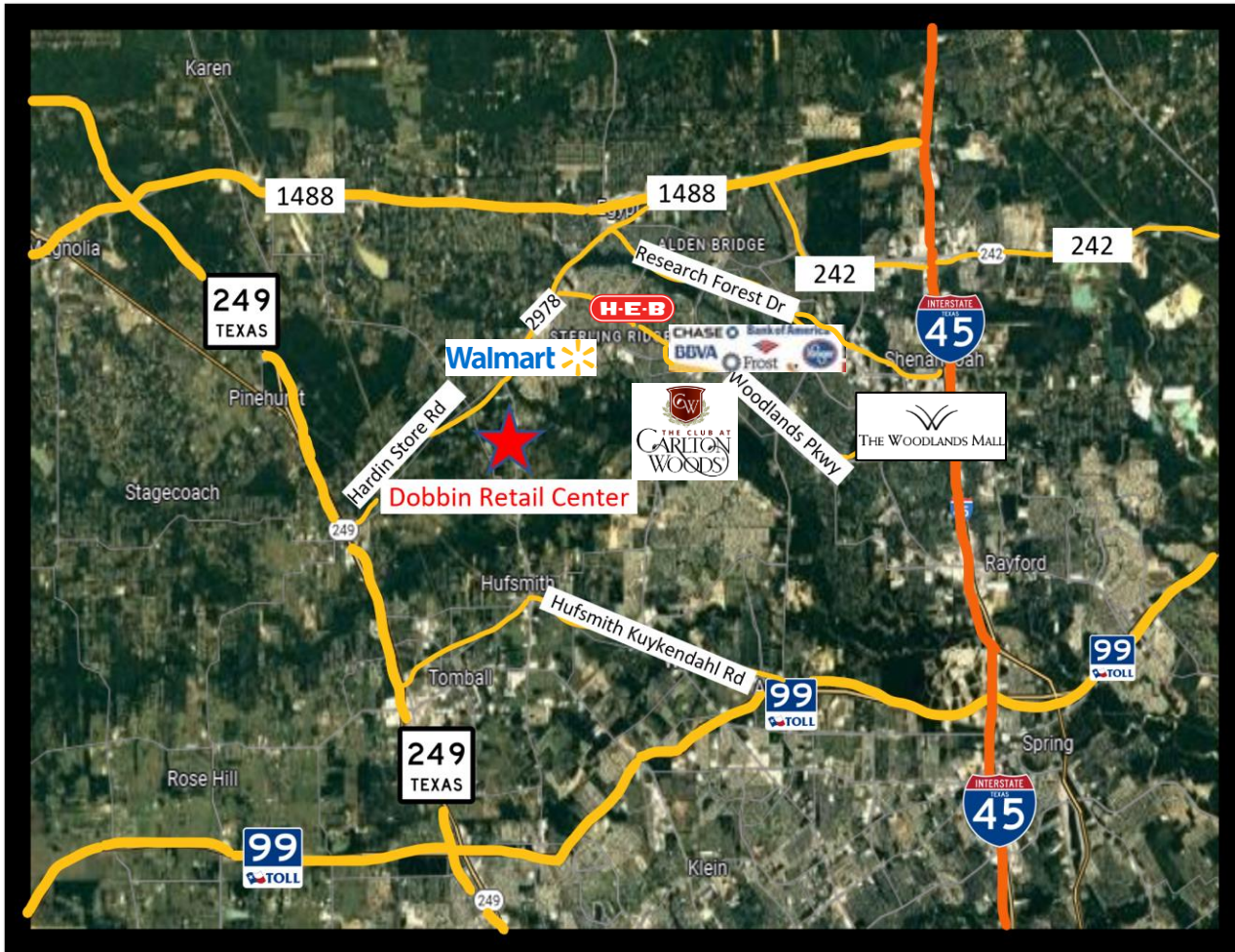


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- ❖ 4.6 miles to Tx-249
- ❖ 12.4 miles to I-45
- ❖ 5.9 miles to FM 1488
- ❖ 7.3 miles to 99 Toll



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Dobbin Retail Center

Retail For Lease

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Population Data

	2 mile	5 mile	10 mile
2010 Population	6,452	63,962	297,705
2022 Population	9,049	102,239	432,736
2027 Population Projection	9,810	110,267	461,307
Annual Growth 2010-2022	3.4%	5.0%	3.8%
Annual Growth 2022-2027	1.7%	1.6%	1.3%
Median Age	35.6	36.8	37.7

Household Data

2010 Households	2,031	21,452	104,658
2022 Households	2,833	34,335	152,523
2027 Household Projection	3,066	36,972	162,727
Annual Growth 2010-2022	3.5%	5.3%	4.3%
Annual Growth 2022-2027	1.6%	1.5%	1.3%
Owner Occupied Households	2,567	30,099	128,788
Renter Occupied Households	499	6,873	33,939
Avg Household Size	3.2	3	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$132.7M	\$1.5B	\$6.3B

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Income Data			
	2 mile	5 mile	10 mile
Avg Household Income	\$163,771	\$158,243	\$137,703
Median Household Income	\$130,911	\$122,669	\$109,877
< \$25,000	192	2,556	11,208
\$25,000 - 50,000	348	3,574	20,677
\$50,000 - 75,000	214	3,639	19,627
\$75,000 - 100,000	361	3,600	17,758
\$100,000 - 125,000	270	4,189	17,696
\$125,000 - 150,000	129	2,255	13,333
\$150,000 - 200,000	379	4,118	20,149
\$200,000+	938	10,404	32,07

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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.

11-2-2015



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.

<u>Black Label Commercial Group</u>	<u>501129</u>	<u>admin@blacklabelcommercial.com</u>	<u>(936)441-2610</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Casey Butaud</u>	<u>461484</u>	<u>admin@blacklabelcommercial.com</u>	<u>(936)441-2610</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Beau Harris</u>	<u>577566</u>	<u>beau@blacklabelcommercial.com</u>	<u>(936)523-0483</u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Robert Noack</u>	<u>638275</u>	<u>moack@blacklabelcommercial.com</u>	<u>(832)723-9996</u>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date