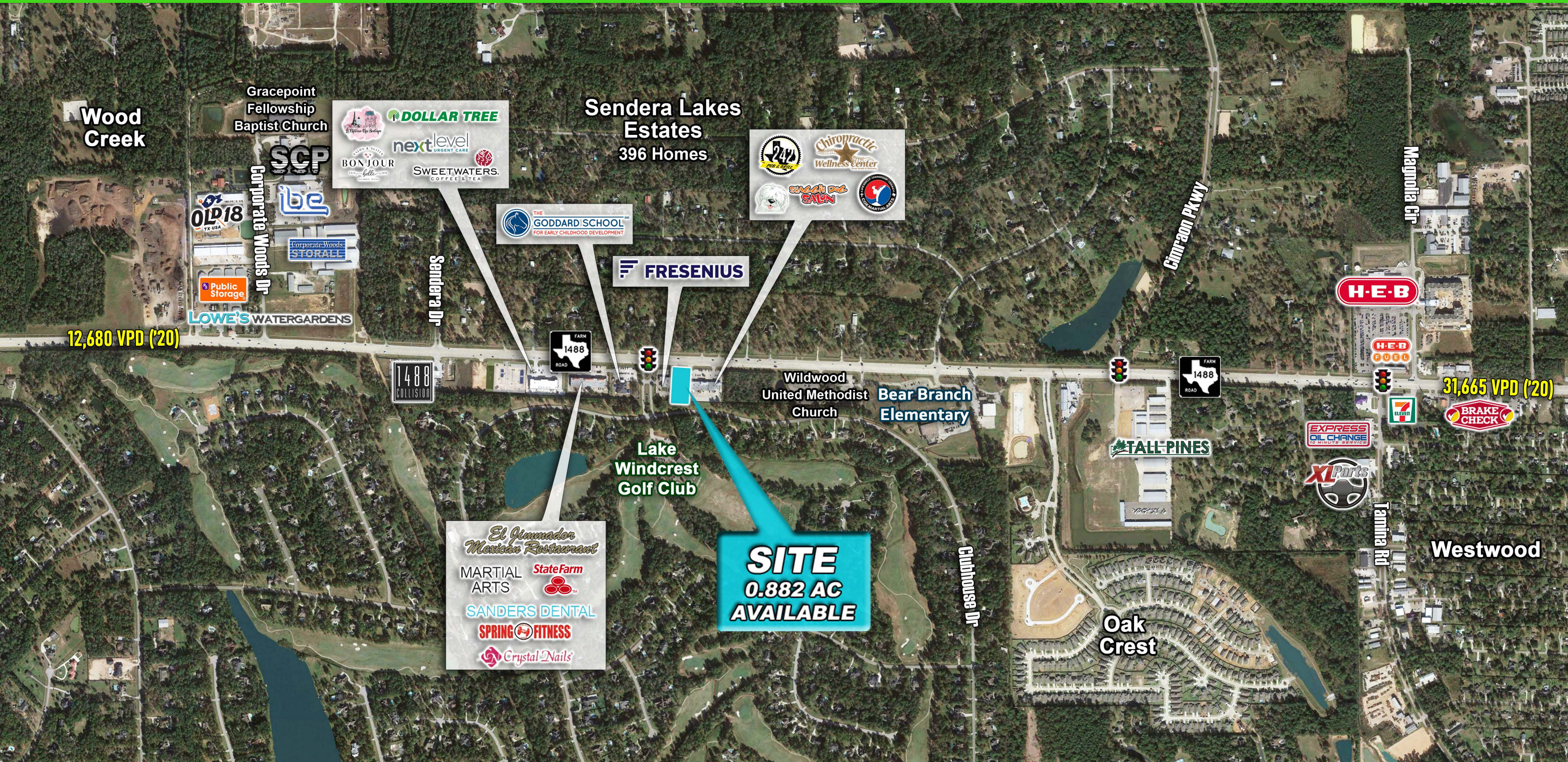


0.882 ACRES AVAILABLE FOR SALE

SEQ OF FM 1488 & WINDCREST NATIONAL | MAGNOLIA, TEXAS



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY

PROPERTY HIGHLIGHTS

0.882 ACRES AVAILABLE FOR SALE

SEQ OF FM 1488 & WINDCREST NATIONAL | MAGNOLIA, TEXAS

- 0.882 acres available for sale
- At signalized intersection in a growing trade area
- High income demographics
- Direct frontage on highly trafficked FM 1488
- Utilities available at site
- Zoning: Commercial
- Detention required

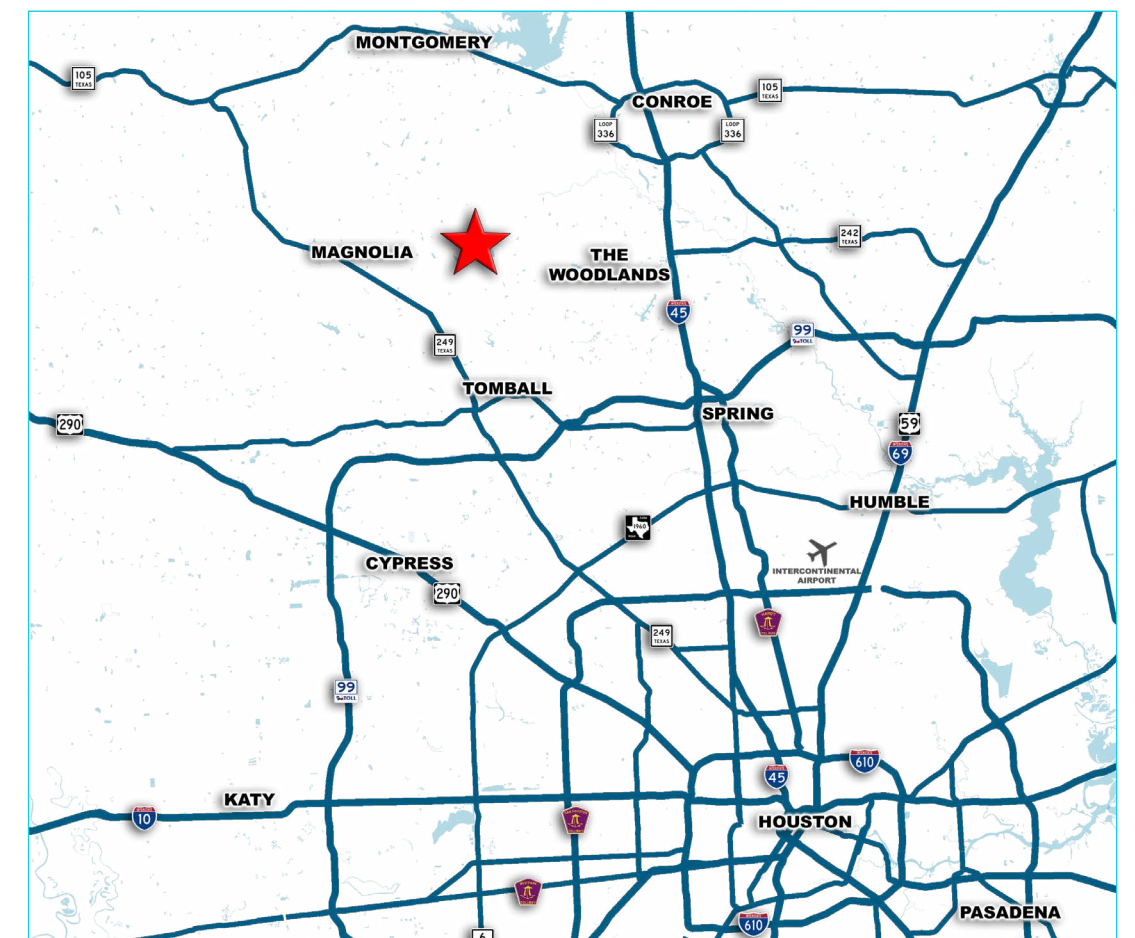


80,725
TOTAL POPULATION
WITHIN 5 MILES

55.6%
POPULATION GROWTH FROM
2010-2021 WITHIN 5 MILES

\$168,886
AVERAGE HH INCOME
WITHIN 5 MILES

AREA RETAILERS



FOR MORE
INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

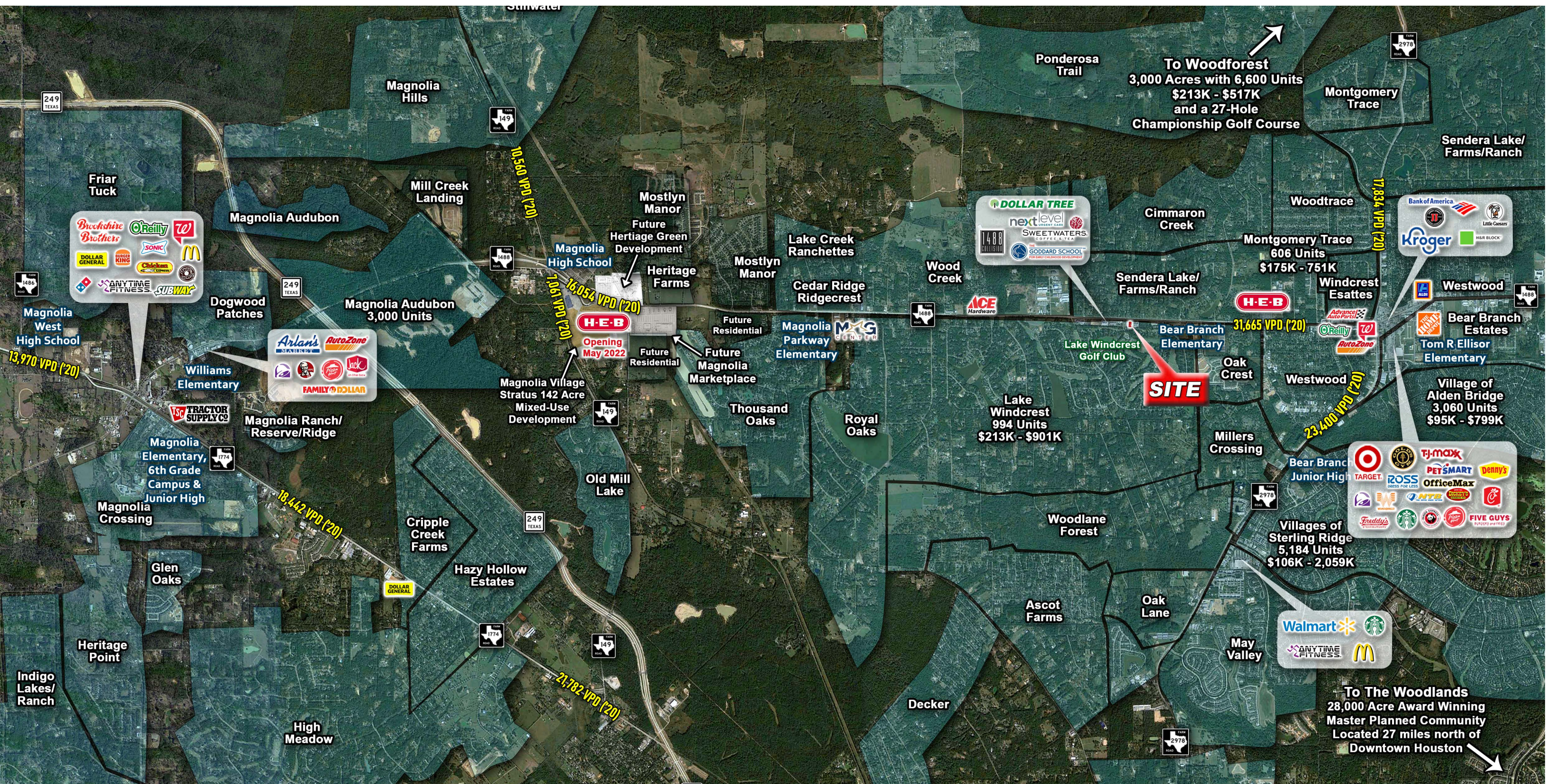
4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY

▶ RETAIL AERIAL

0.882 ACRES AVAILABLE FOR SALE

SEQ OF FM 1488 & WINDCREST NATIONAL | MAGNOLIA, TEXAS



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027

EVERGREEN
COMMERCIAL REALTY

SURVEY

0.882 ACRES AVAILABLE FOR SALE

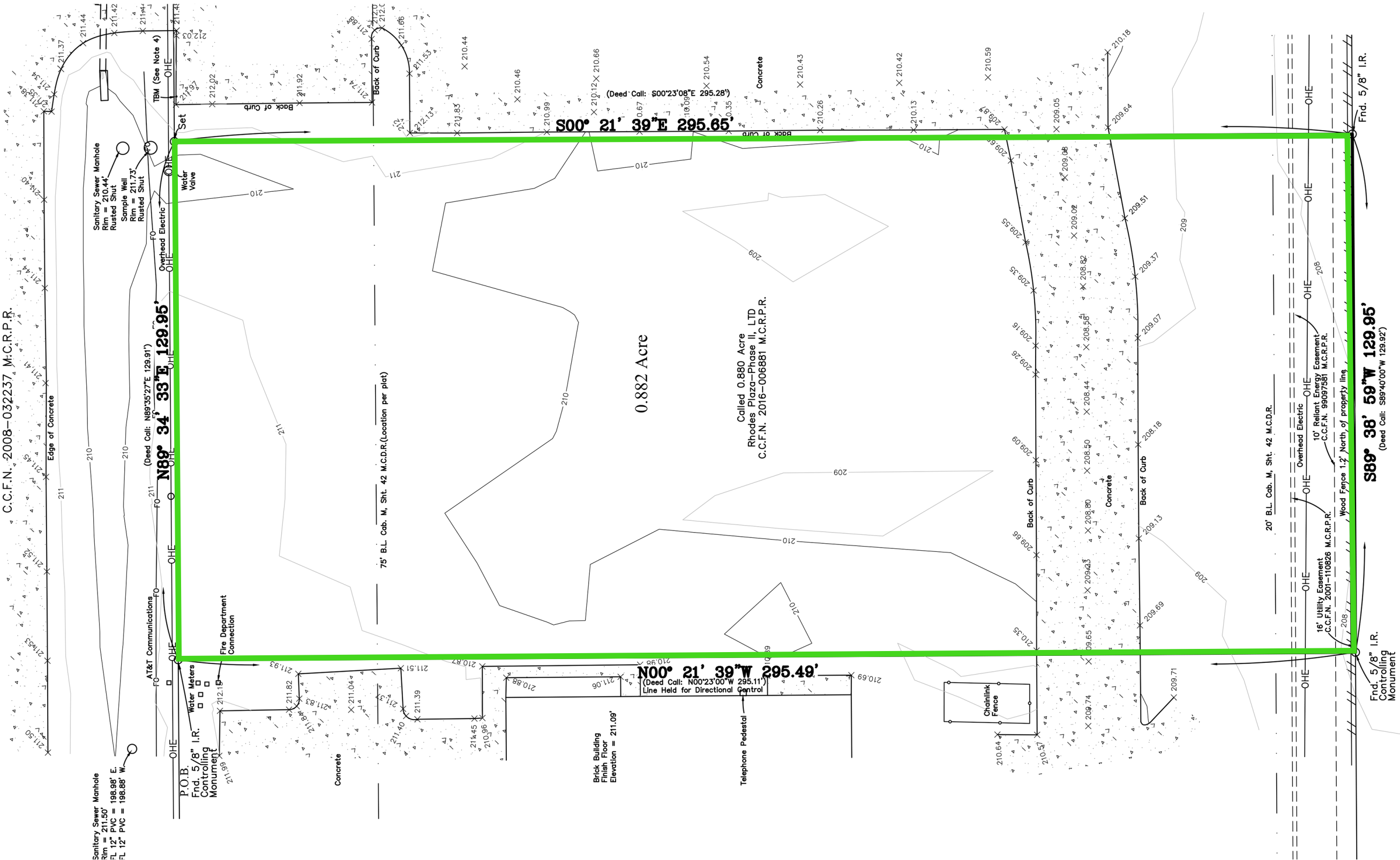
SEQ OF FM 1488 & WINDCREST NATIONAL | MAGNOLIA, TEXAS

Farm-to-Market Highway 1488

150' Right-of-Way

Vol. 381, Pg. 483 M.C.D.R.

C.C.F.N. 2008-032237 M.C.R.P.R.



FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027



▶ DEMOGRAPHICS

0.882 ACRES AVAILABLE FOR SALE

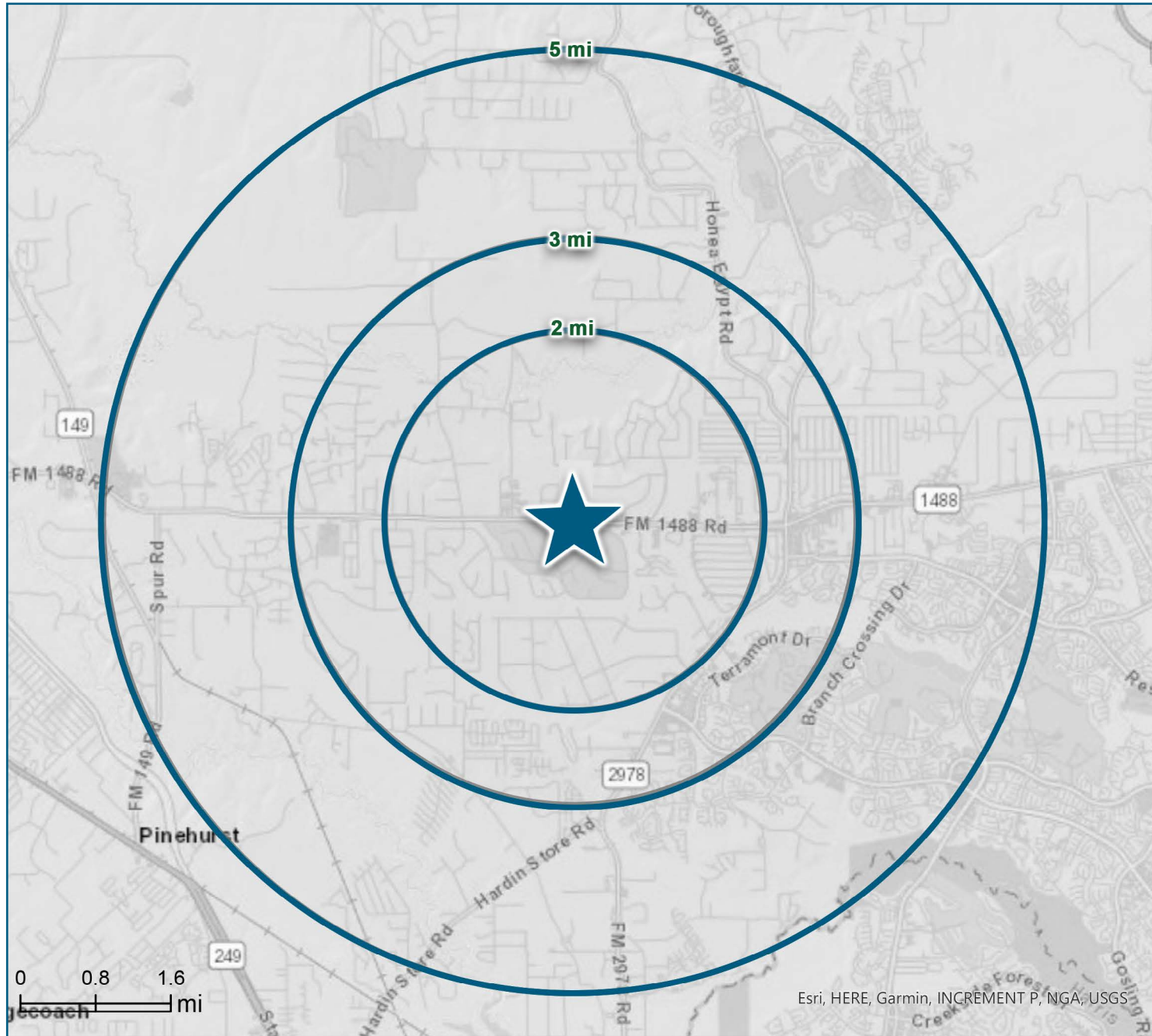
SEQ OF FM 1488 & WINDCREST NATIONAL | MAGNOLIA, TEXAS

2021 TOTAL POPULATION
(3 mi Radius)
33,627

TOTAL HOUSEHOLDS
(3 mi Radius)
10,566

DAYTIME POPULATION
(3 mi Radius)
30,692

AVERAGE HH INCOME
(3 mi Radius)
\$163,426



POPULATION	2 MILES	3 MILES	5 MILES
2010 Population	8,388	24,828	55,290
2021 Total Households	3,809	10,566	26,023
2021 Population	12,093	33,627	80,725
Daytime Population	10,697	30,692	72,948
2021 Median Age	37.9	35.6	37.5

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$157,566	\$163,426	\$168,886
Median Household Income	\$114,850	\$128,087	\$138,158
Per Capita Income	\$49,469	\$50,941	\$54,497
Average Home Value	\$450,266	\$505,222	\$507,687

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White Alone	90.7%	87.8%	88.2%
Black Alone	2.1%	2.2%	2.1%
Asian Alone	1.4%	3.0%	3.6%
Hispanic Origin	9.6%	15.9%	14.8%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	9.6%	12.0%	13.8%
2 Person Household	30.8%	27.9%	28.7%
3+ Person Household	59.6%	60.1%	57.5%
Owner-Occupied Housing Units	83.9%	79.6%	79.3%
Renter-Occupied Housing Units	13.2%	17.7%	17.3%

FOR MORE INFORMATION:

LILLY GOLDEN, CCIM
713.664.3634
lgolden@evergreentx.com

HALEY GOLDEN
713.664.3634
hgolden@evergreentx.com

www.evergreentx.com

Office: 713-664-3634

4615 Southwest Freeway, Suite 550 | Houston, Texas 77027





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.

Evergreen Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Lilly Golden

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

540667

License No.

440678

License No.

License No.

License No.

lgolden@evergreentx.com

Email

lgolden@evergreentx.com

Email

Email

Email

713.664.3634

Phone

713.664.3634

Phone

Phone

Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0