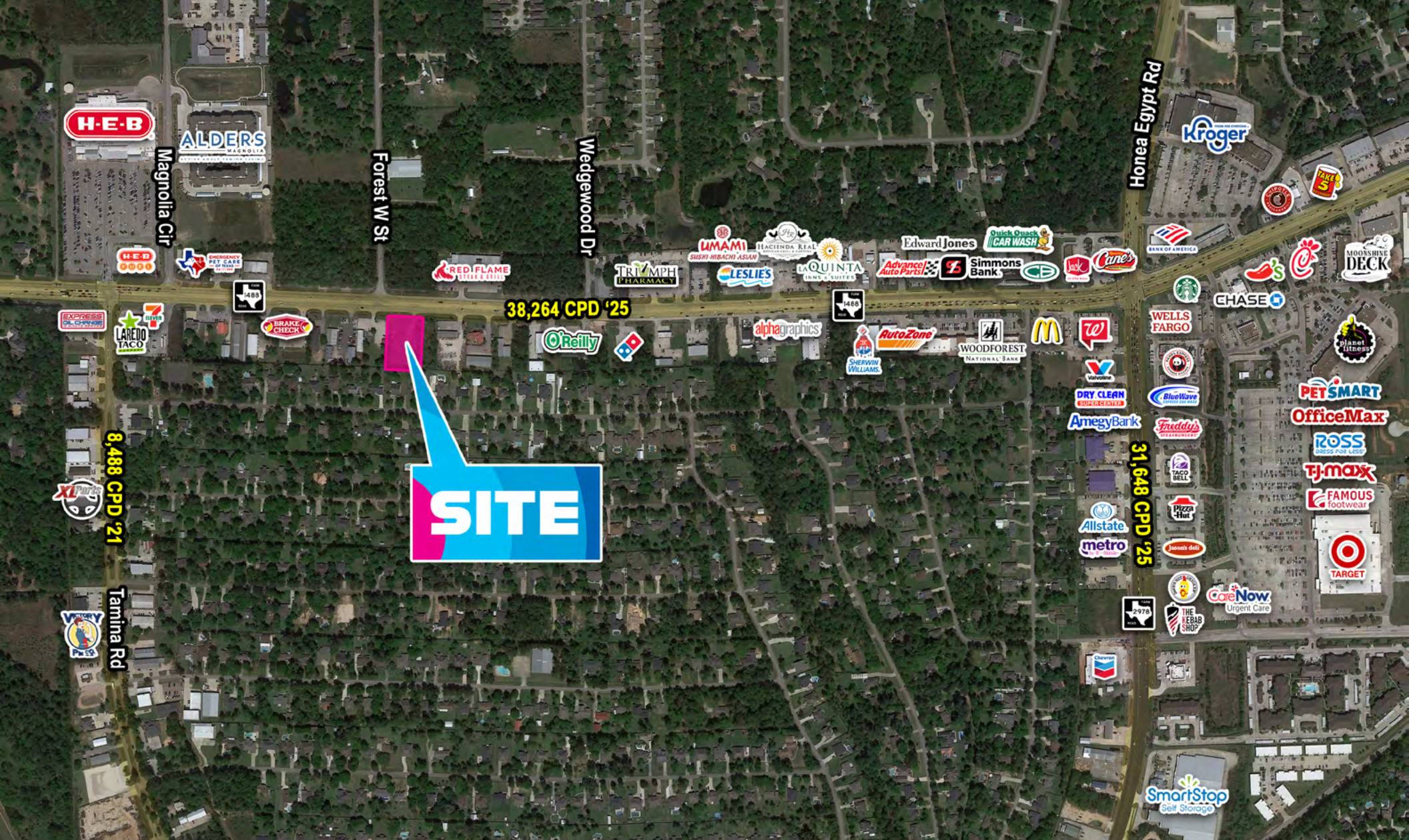




±40,000 SF
LAND AVAILABLE FOR SALE
 SEQ FM 1488 & Tamina Rd | Magnolia, TX



WWW.BLUEOXGROUP.COM



WWW.SLUCOREALTY.COM

PROPERTY INFORMATION:

Address: 7307 FM 1488
Magnolia, TX 77354

Size: ±40,000 SF of Land

Price: \$950,000

HIGHLIGHTS:

- Located on the south side of FM 1488 east of Tamina Rd at Forest W St in Magnolia, Texas
- ±160' of frontage along FM 1488
- Less than 1 mile west of FM 2978
- National retailers include: H-E-B, Walgreens, O'Reilly Auto Parts, AutoZone, Sherwin Williams, Advance Auto Parts, Raising Canes, Jack in the Box, and McDonalds amongst others

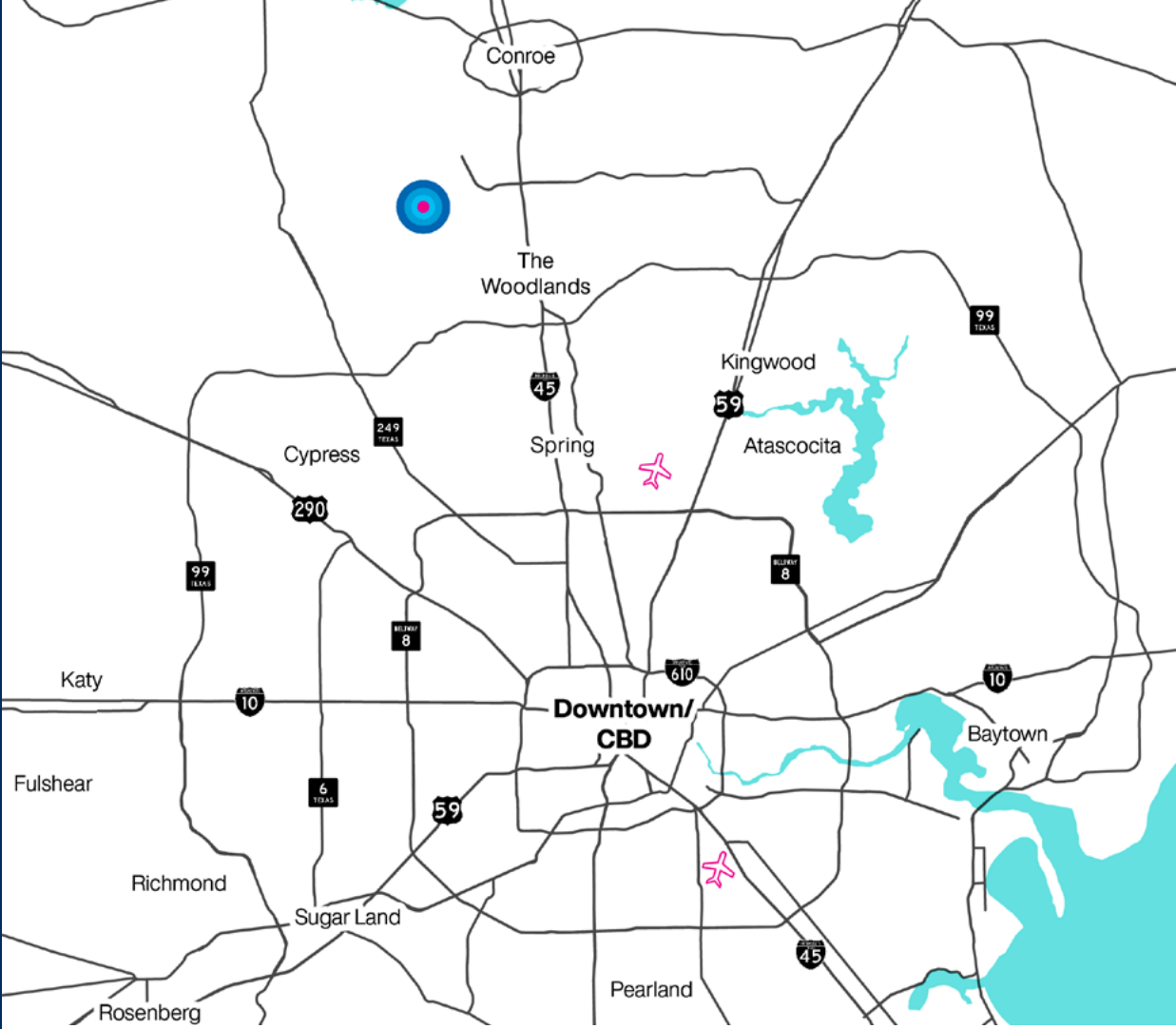
TRAFFIC COUNTS:

FM 1488: 38,264 CPD '25

FM 2978: 31,648 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	6,081	41,767	112,246
Daytime Pop.	4,708	25,400	60,432
Avg HH Income	\$176,010	\$215,704	\$209,278



RED FLAME
STEAK & GRILL

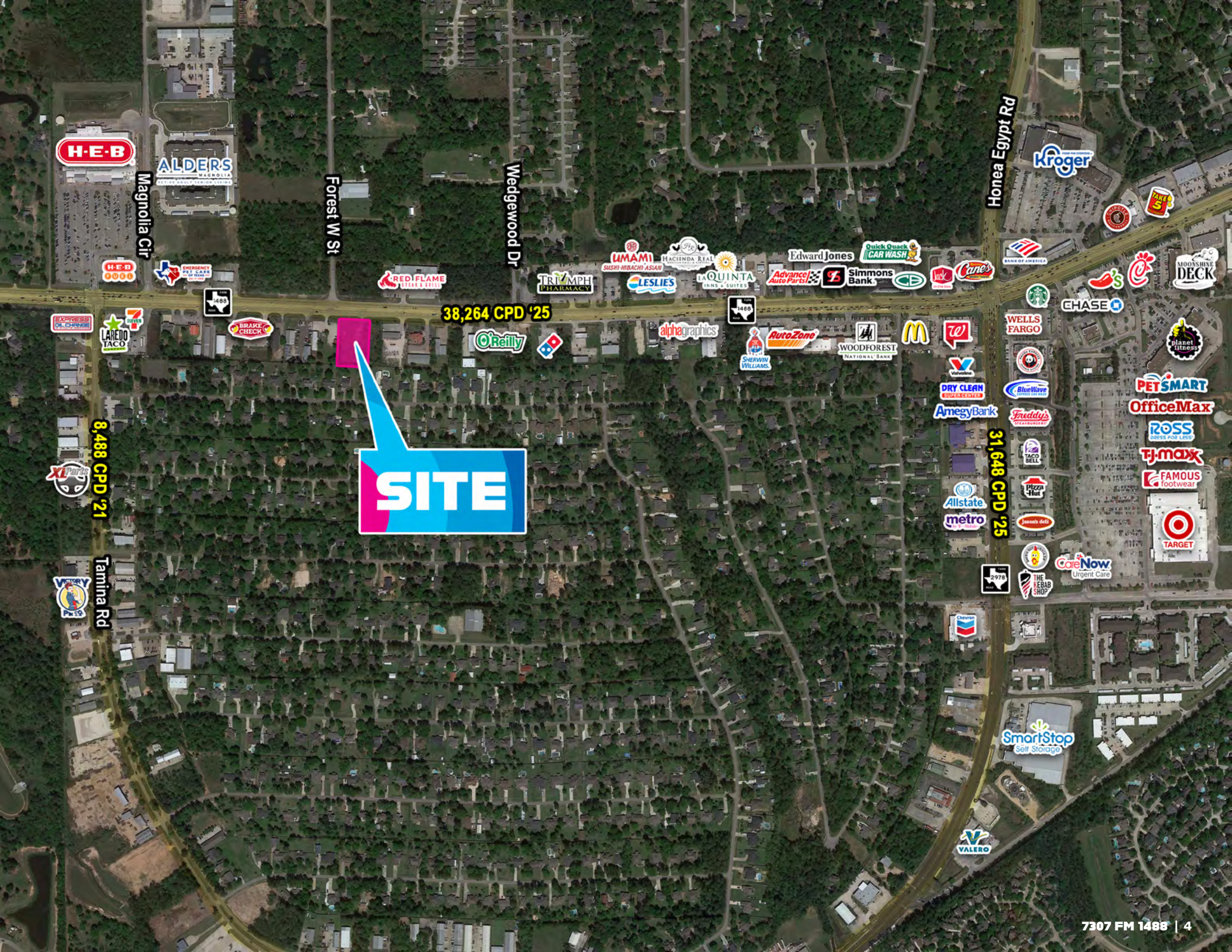
Dedicated & Signalized
Turn Lane

38,264 CPD '25



SITE





H-E-B

ALDER'S

Magnolia Cir

Forest W St

Wedgewood Dr

Honea Egypt Rd

Kroger

38,264 CPD '25

SITE

8,488 CPD '21

Tamina Rd

31,648 CPD '25

To Woodforest
3,000 Acres with 5,500
new Single Family Homes
\$190,000's to over \$1 Million
and a 27-Hole
Championship Golf Course



65 AC
Master-Planned
Community

Woodlands Square Blvd

XSCAPE

Dei Webb
The Woodlands
550 Homes

Mitchell
Intermediate

Bush
Elementary



To The Woodlands
28,000 Acre Award Winning
Master Planned Community
Located 27 miles north of
Downtown Houston

Galatas
Elementary

The Woodlands
Country Club
7307 FM 1488 | 5

The Club at
Carlton Woods
Golf Course

Ranch Crossing

Woodlands Country Club
Gary Player
Golf Course

Dretchin
Elementary

Bear Branch
Junior High

Woodlands Pkwy

SITE



Legacy
Preparatory
Christian
Elementary Academy

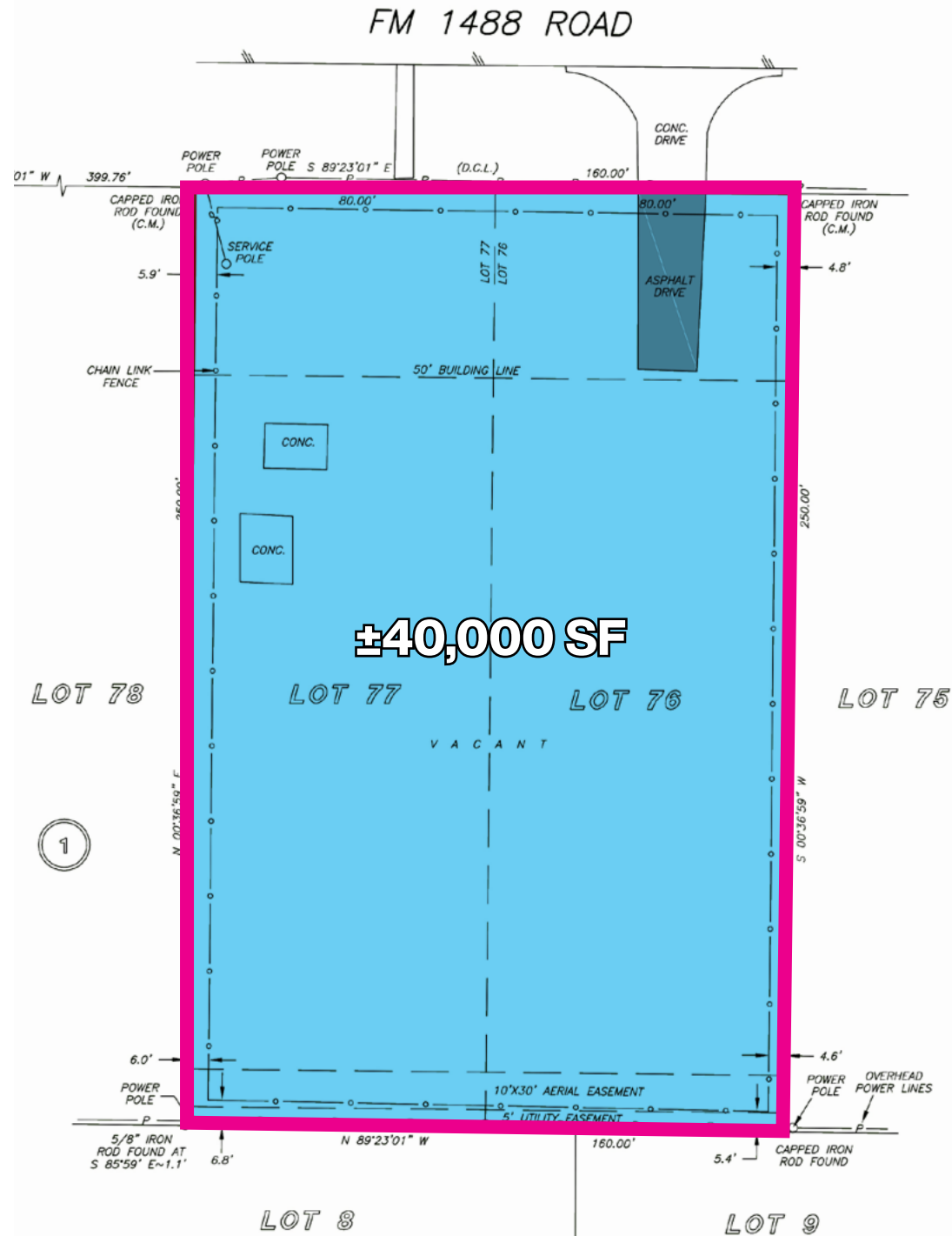
Research Forest Dr

Buckview
Elementary

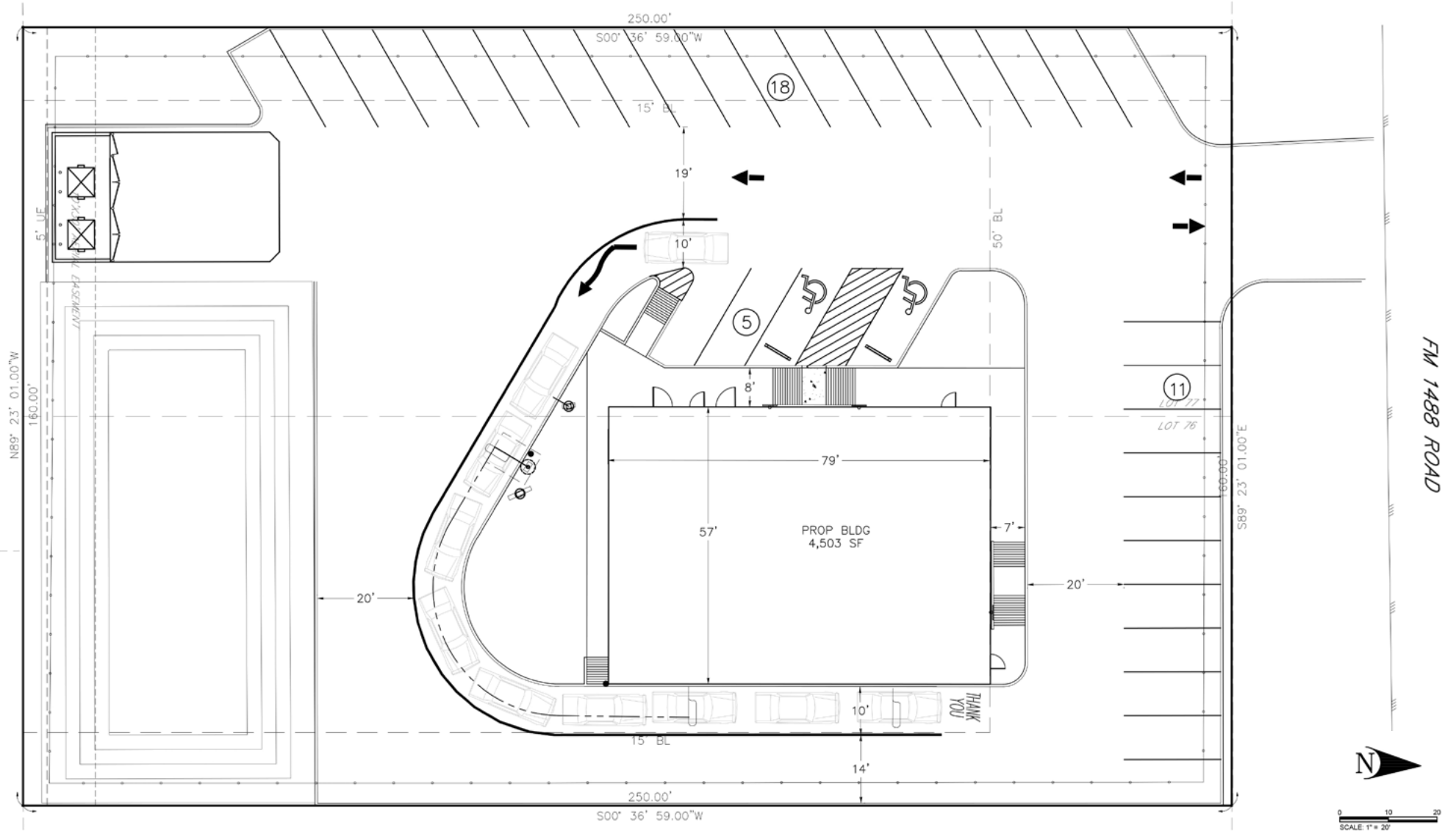
Bear Branch
Elementary

Lake
Windcrest
Golf Club





CONCEPTUAL SITE PLAN





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.

Blue Ox Brokerage, LLC	9009549-BB	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255-B	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



±40,000 SF
LAND AVAILABLE FOR SALE

SEQ FM 1488 & Tamina Rd | Magnolia, TX

Josh Jacobs | 713.230.8882
jj@theblueoxgroup.com

Greg Slusky | 713.443.2860
greg@slucorealty.com



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WWW.SLUCOREALTY.COM