

# State Of the City



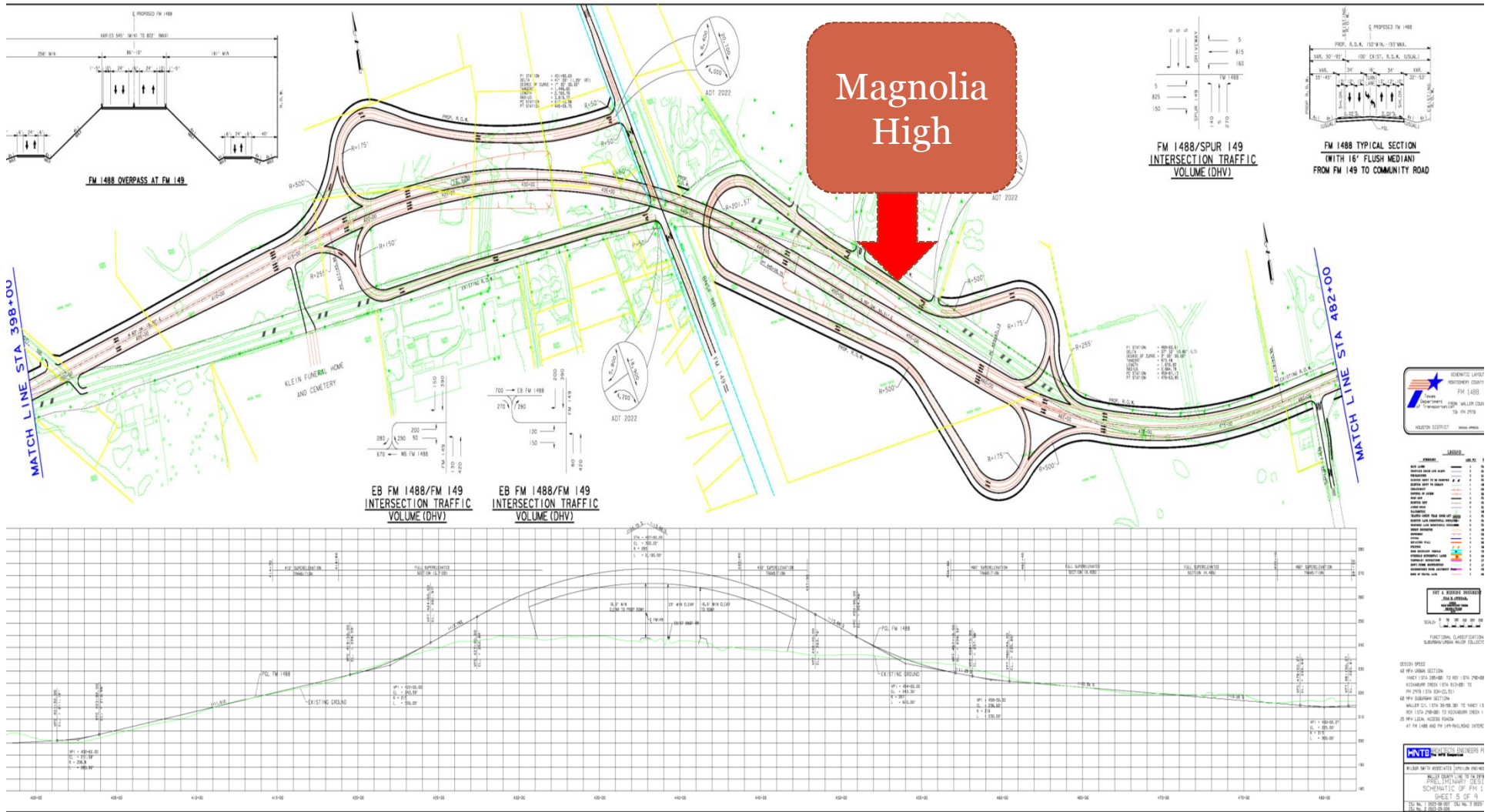
**CITY OF MAGNOLIA**  
**SPRING 2018**

# FM1774 Five-Lane Expansion Completed




# FM1488- FM149 Flyover

## Completing all lanes opening Spring 2018







# State of the City Roads

FM 1488 /FM  
149 Railroad  
Flyover

Under  
Construction and  
projected for  
bridge opening in  
July 2017; Bridge

completion in  
October 2017





# October 2017 south side photo, Jan 2018 South side completed



# FM1488 /FM149 Flyover July 2017 - one side





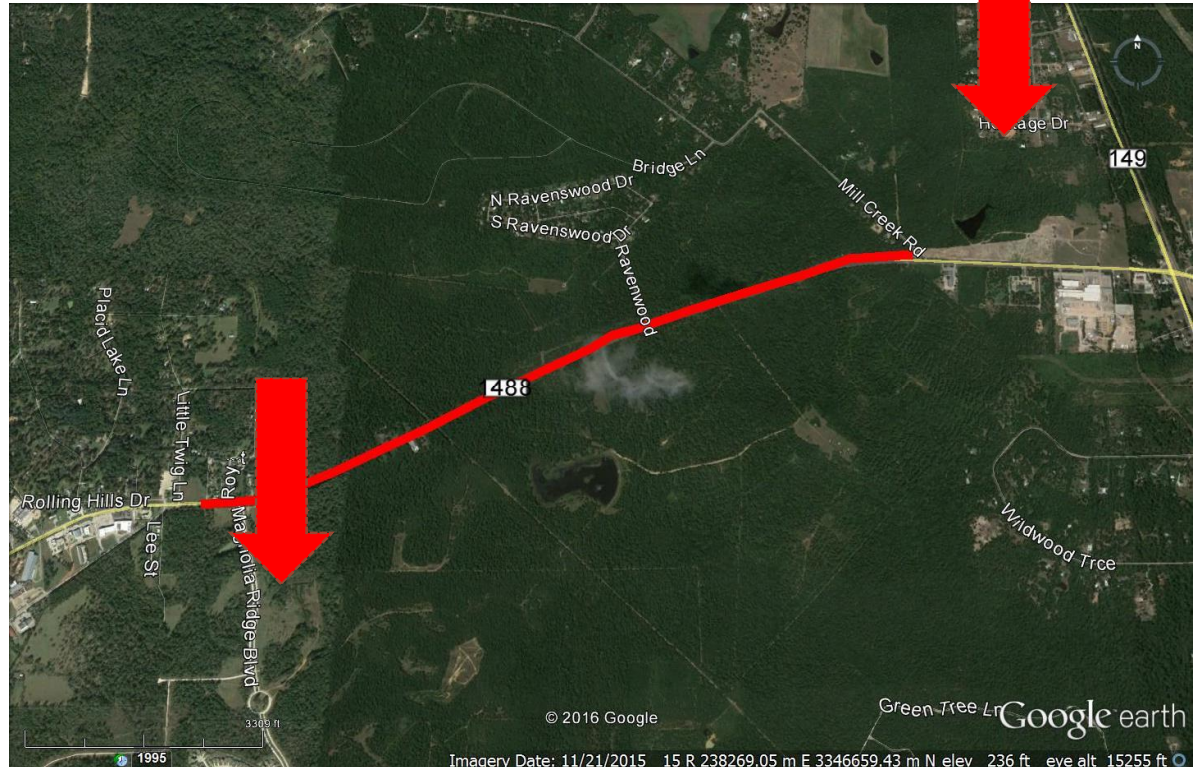
# Widen FM 1488





# State of FM 1488

- FM 1488 from SH 149 to Magnolia is projected to be widened in to 2 Lanes each way with a shoulder and a parkway vegetative barrier in the center
- Work is currently scheduled for 2019

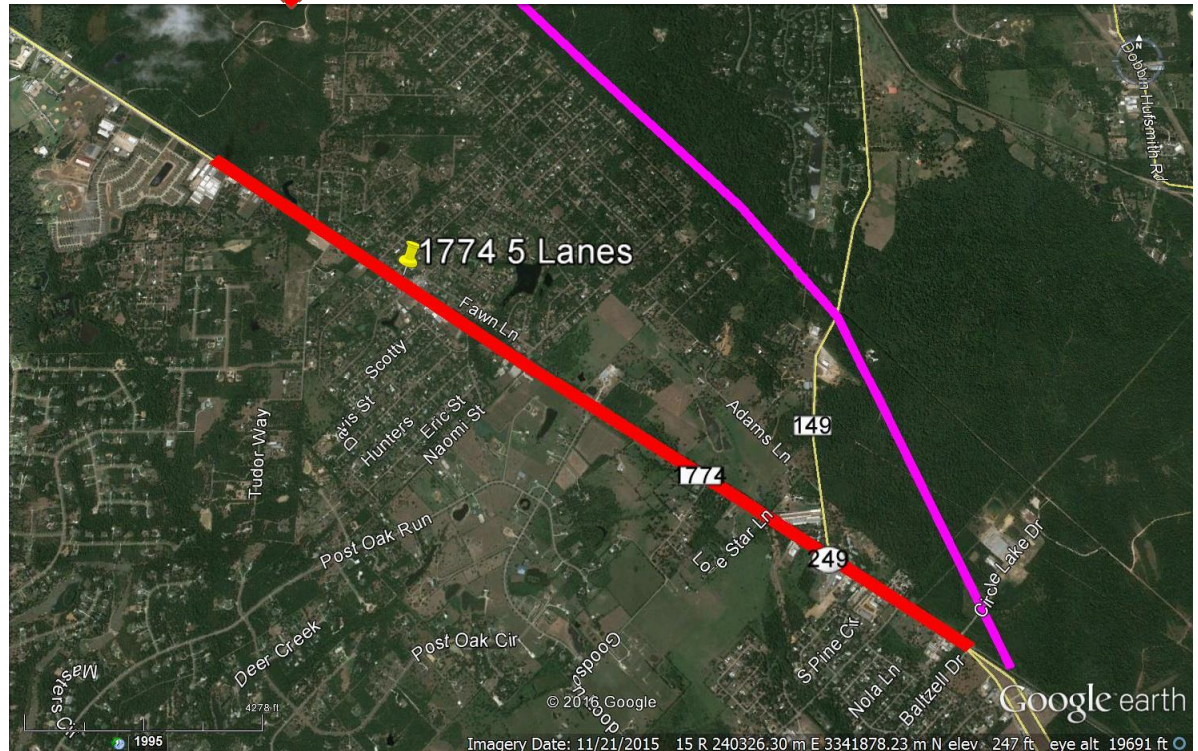




# State of FM 1774

1774 South to  
SH249 Pinehurst

- Construction underway
- Estimated time of completion Summer 2018
- Results - 2 lanes North and South with a turn lane

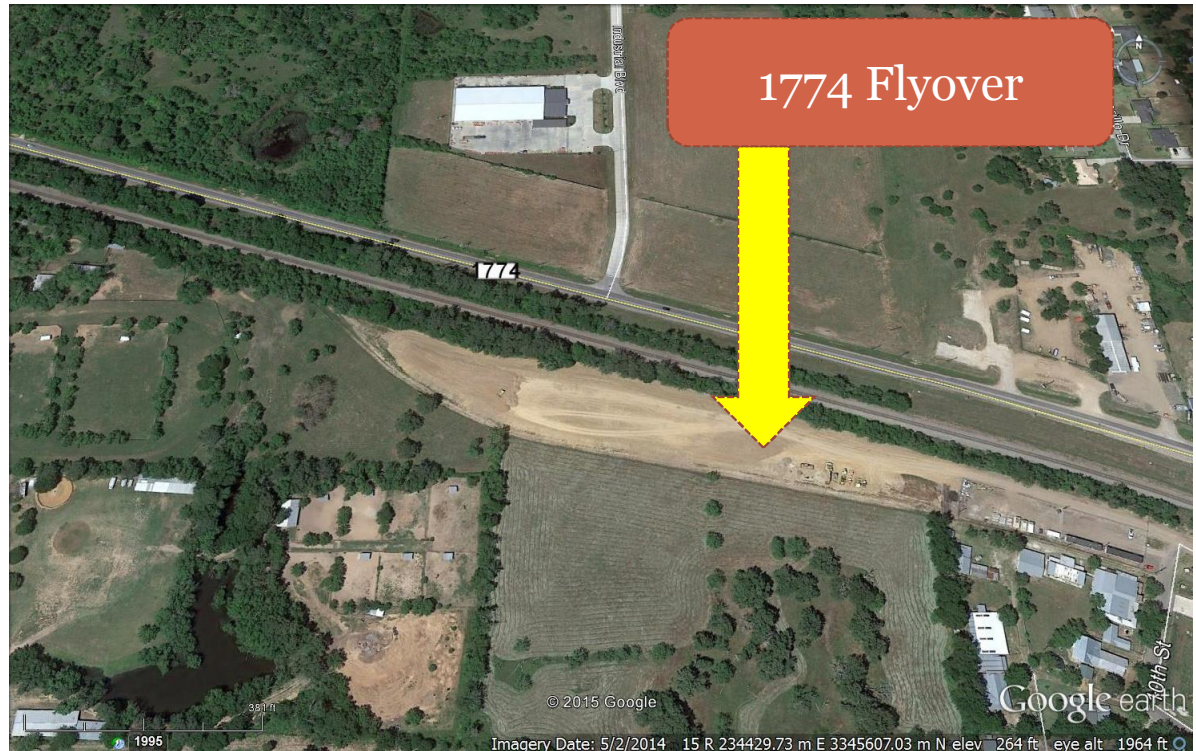




# State of Road Improvements

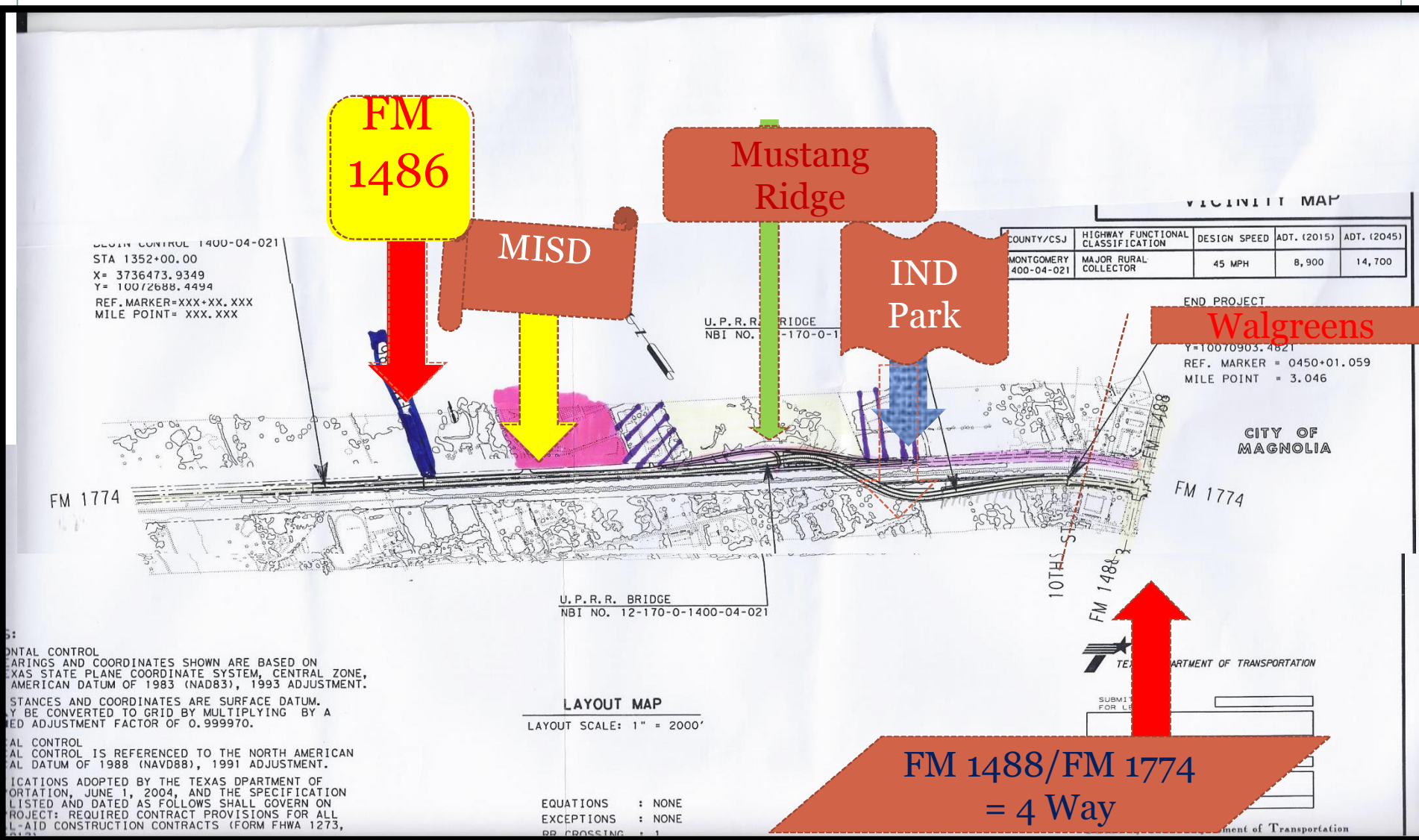
## FM 1774 RR Flyover

- Started Dec 2016
- Est. construction time - 32 months
- \$23 million project
- Phase II to Waller County line in 2018
- Phase III to Grimes County line 2019





# FM 1774 Flyover



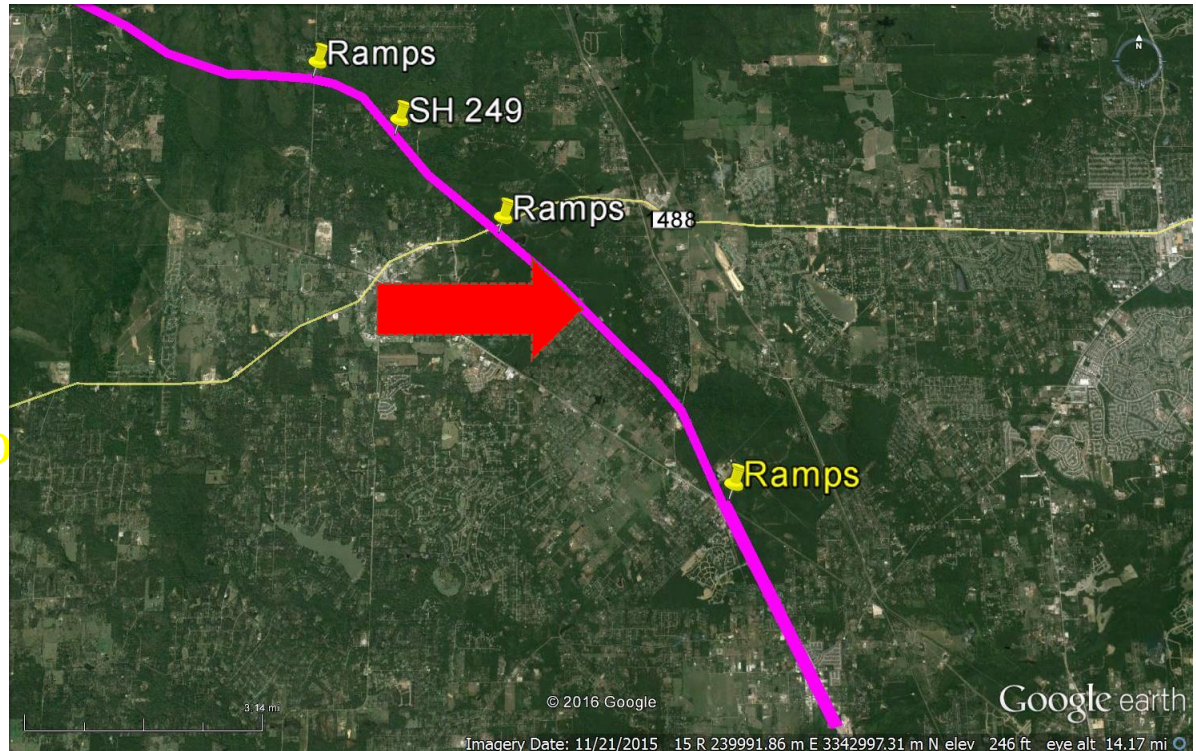
# FM 1774 Flyover





# State of 249 Toll Road

- TX Transportation Commissioners selecting multiple companies in April
- Plans call for traffic to be moving from Tomball to Grimes County (SH 105) December 2019 –
- Update: Spring 2020



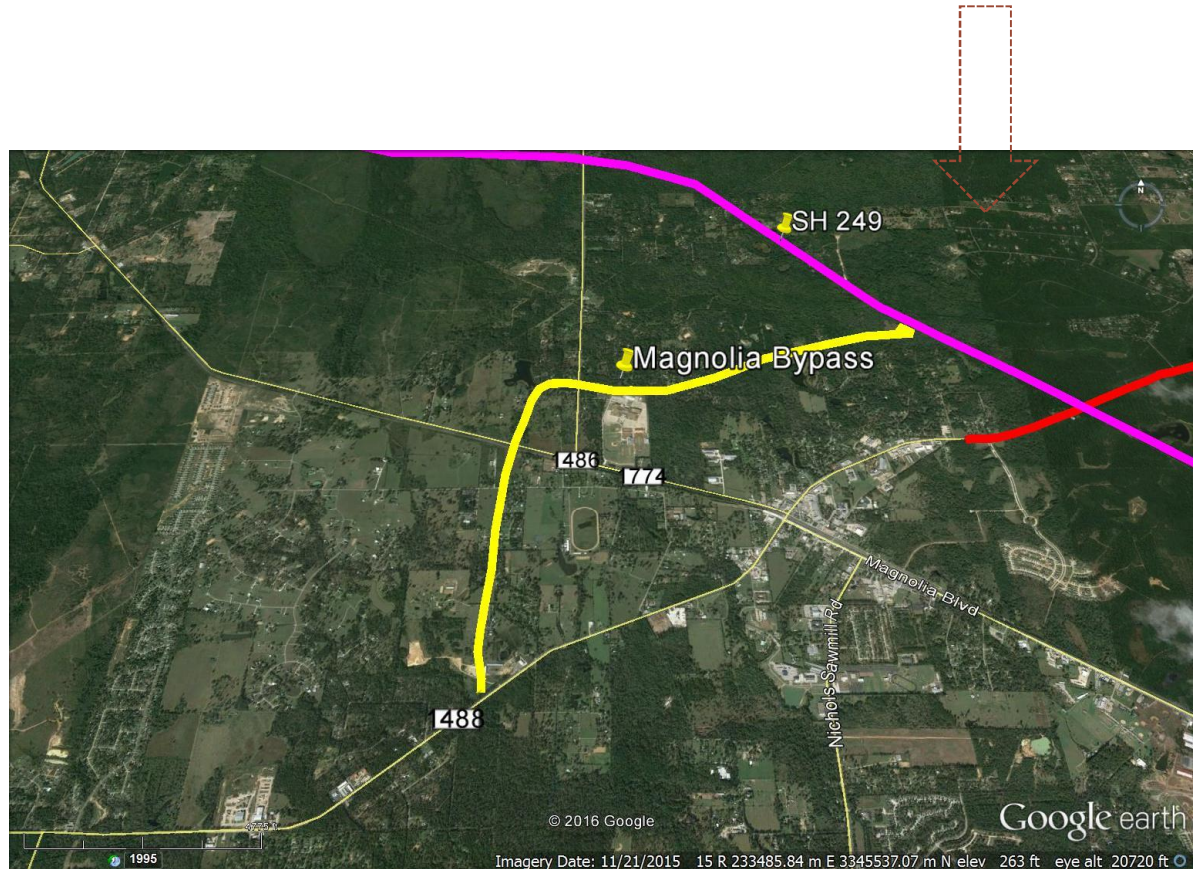




# Magnolia Relief Route

Magnolia alternate route running from SH 249 to FM 1486, to FM 1774 and south to FM 1488

•\$10 million dedicated by County

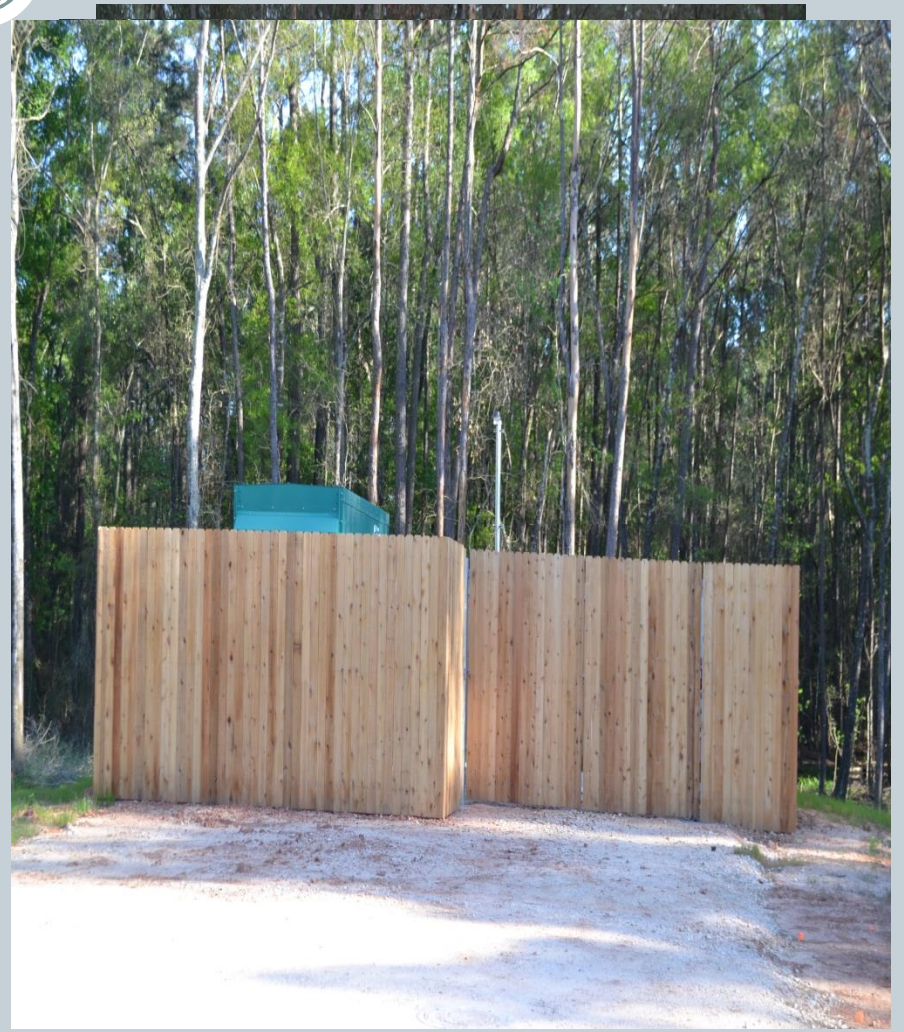








# FM 149 Utility Project





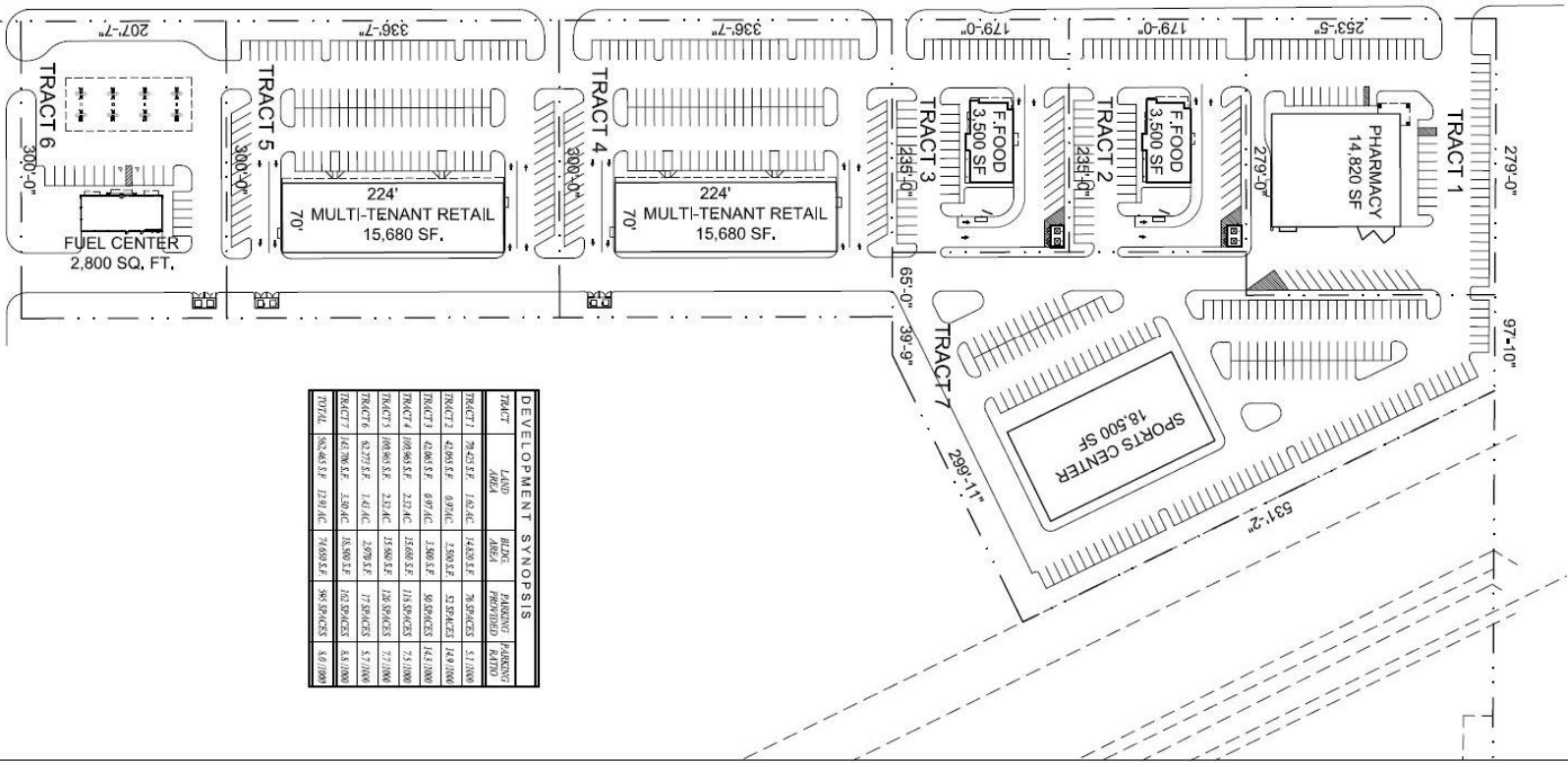
# Reynolds Reserve - may be residential/office park



# SPUR 149 Update



SPUR 149 ROAD



**DEVELOPMENT SYNOPSIS**

TRACT	LAND AREA	BLDG AREA	PARKING SPACES	PERCENT PARKING
TRACT1	78,423 SF	148,316 SF	78,900 PACE	51.100%
TRACT2	4,065 SF	1,500 SF	51 PACE	14.9100%
TRACT3	4,065 SF	1,500 SF	51 PACE	14.9100%
TRACT4	109,946 SF	232,341 SF	128,900 PACE	73.100%
TRACT5	109,946 SF	232,341 SF	128,900 PACE	73.100%
TRACT6	42,706 SF	1,481 AC	2,079 PACE	57.100%
TRACT7	147,706 SF	339,411 SF	102,900 PACE	45.100%
TOTAL	306,465 SF	1,241,416 SF	385,900 PACE	54.100%

1 ENLARGED SITE PLAN  
SCALE: 1"=80'



# Halberdier Business Park





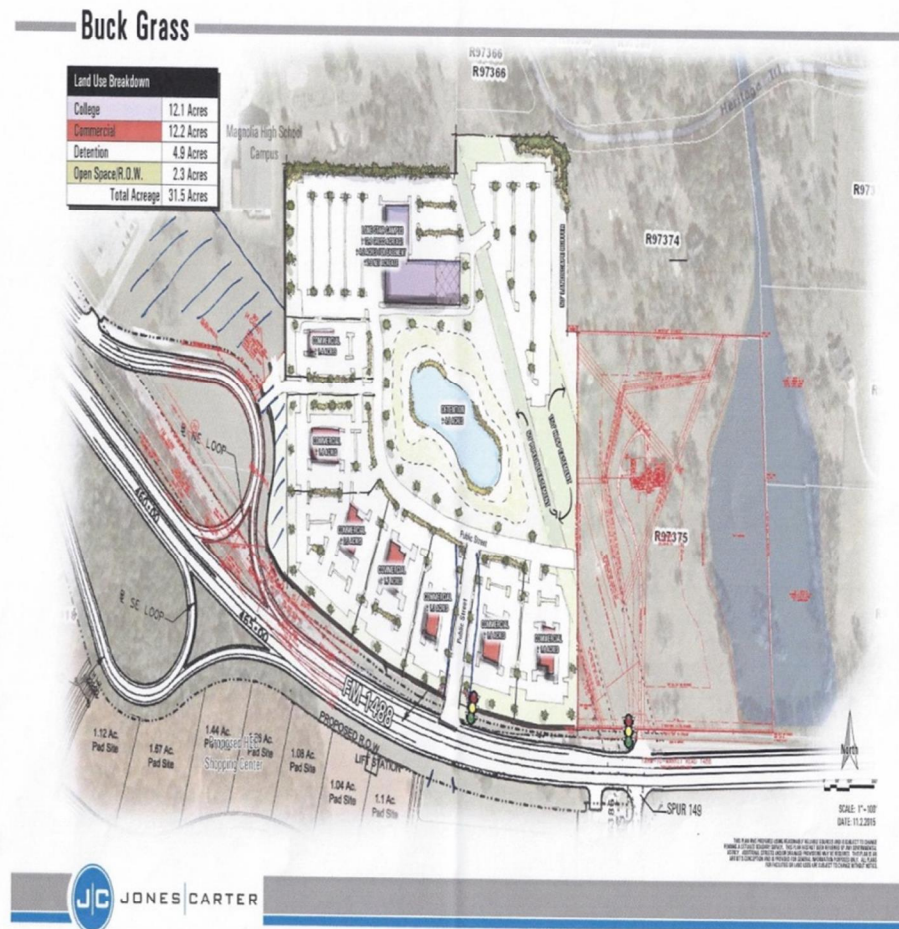
# Buck Grass



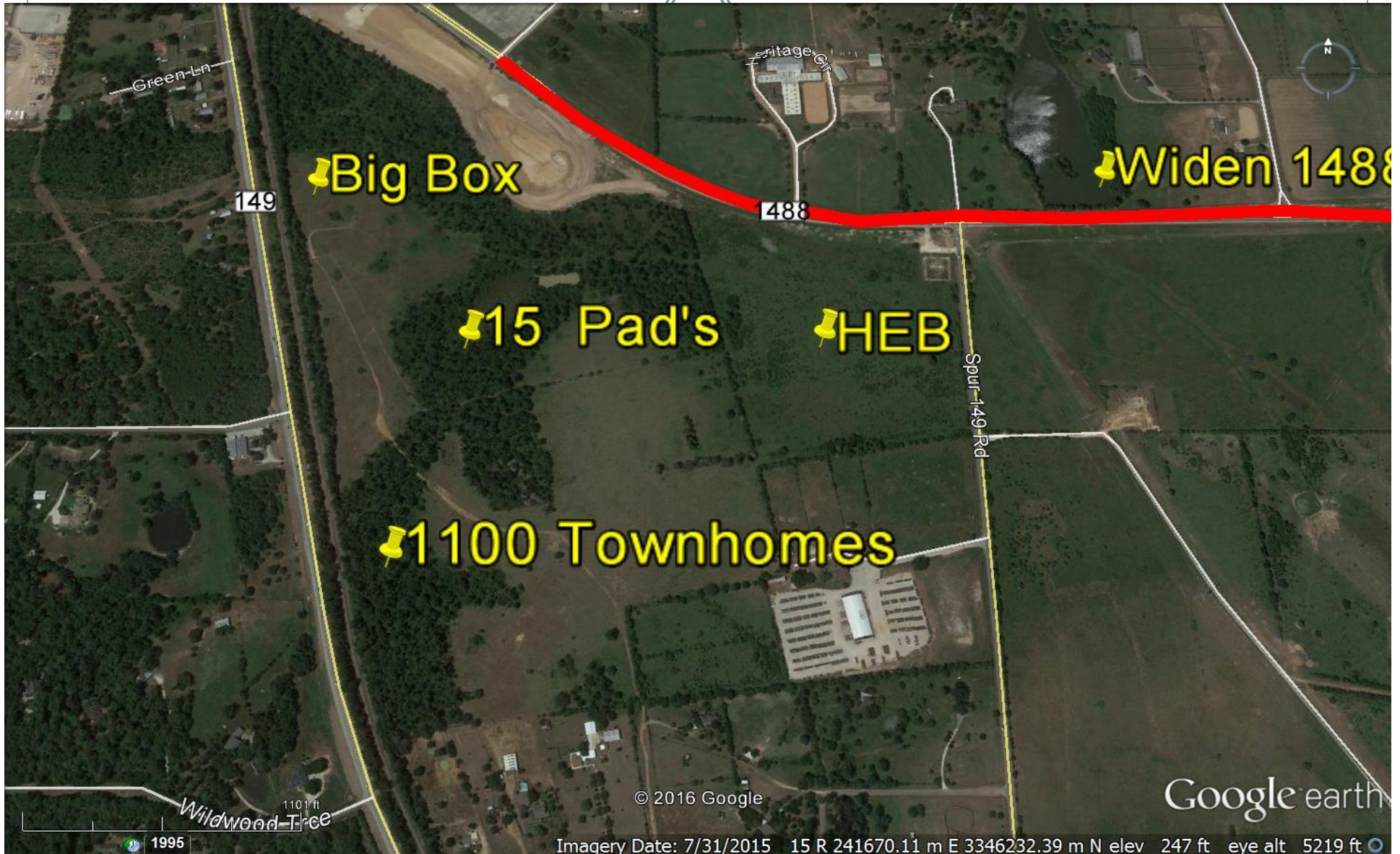


# State of Commercial Developments

The former Buck Grass Stables is planning a 32-acre commercial area - A work in progress



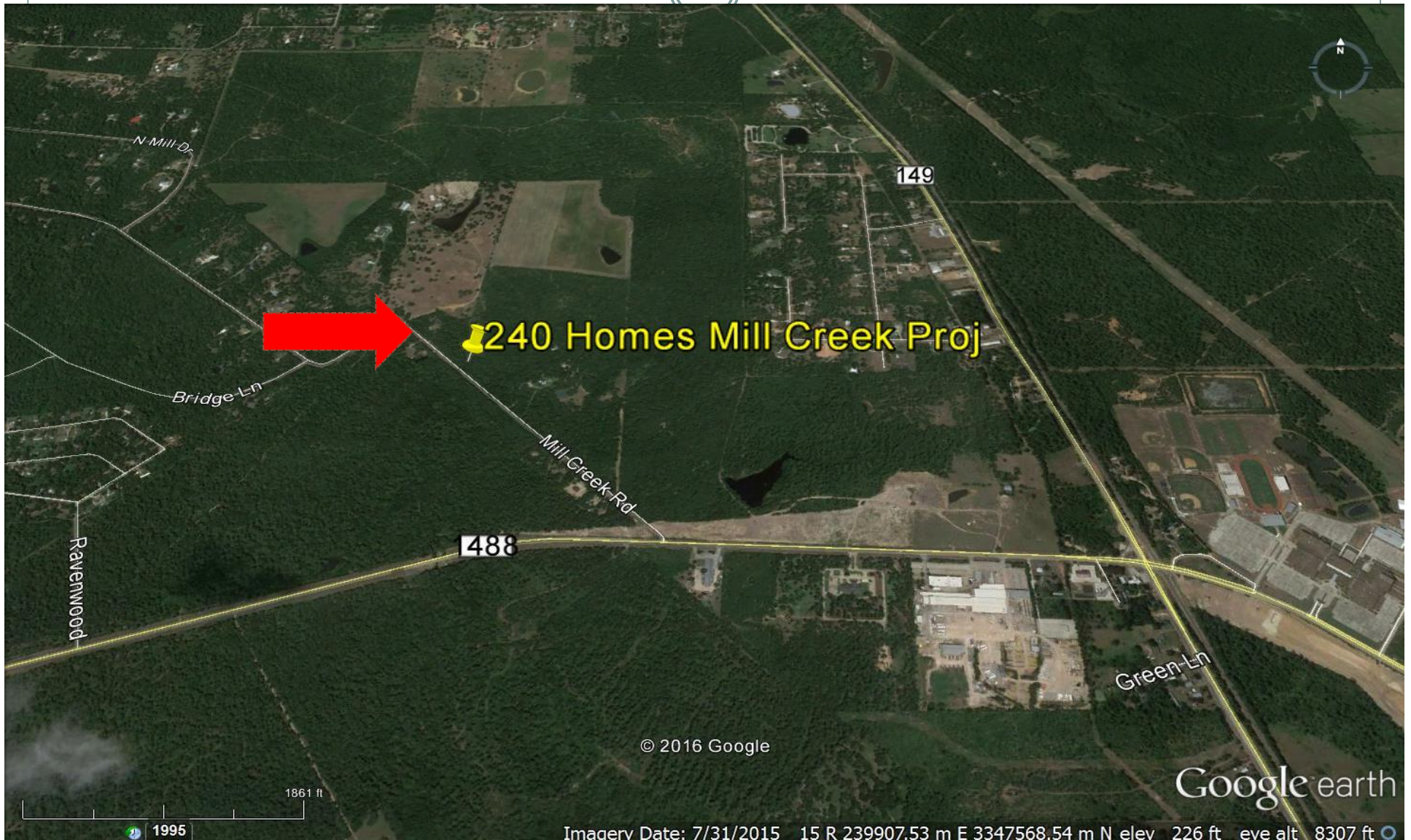
# HEB Fall 2019 - Thanksgiving





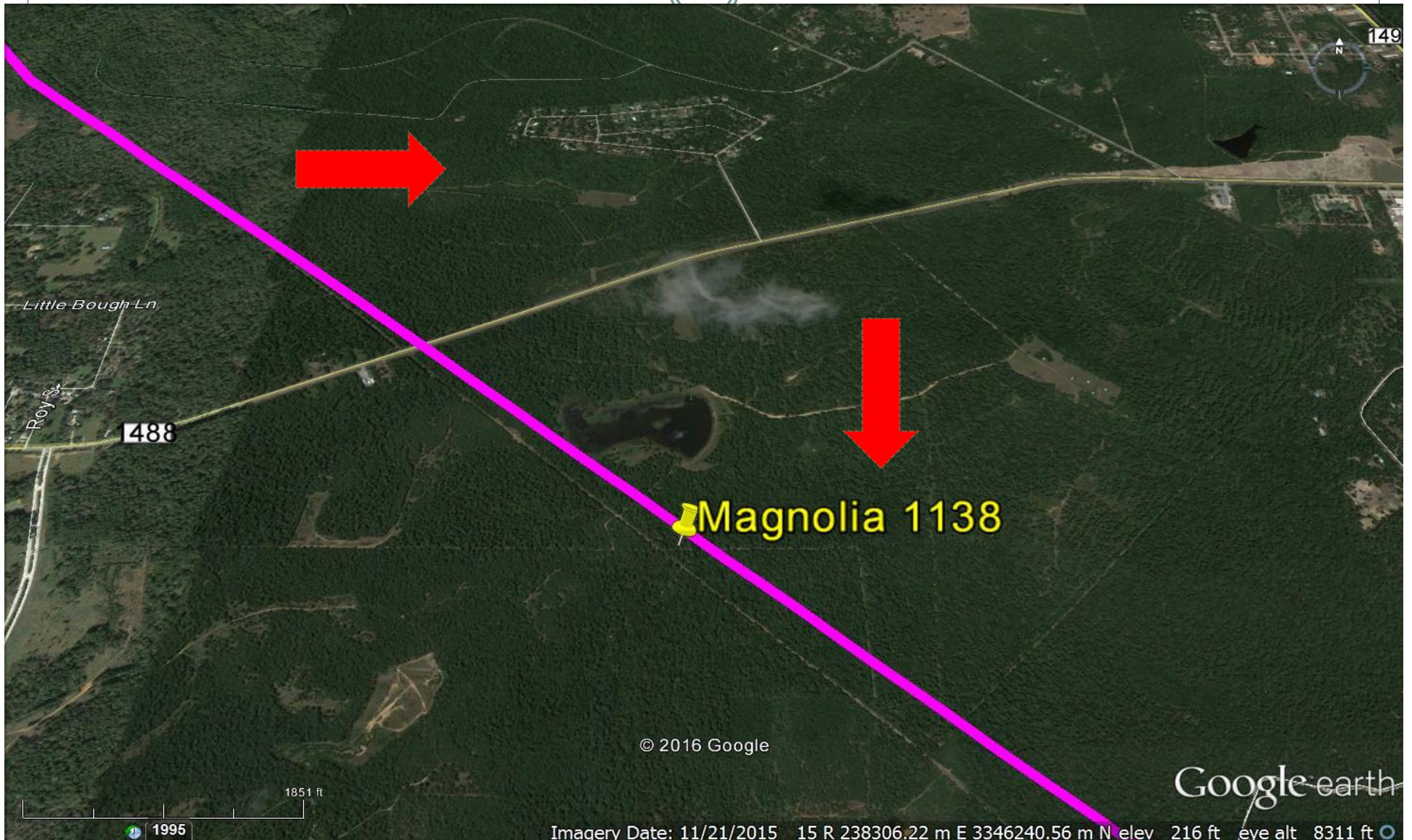
# Mill Creek Project Update/2018

500+ homes, now





# Magnolia 1138/ Magnolia Audubon



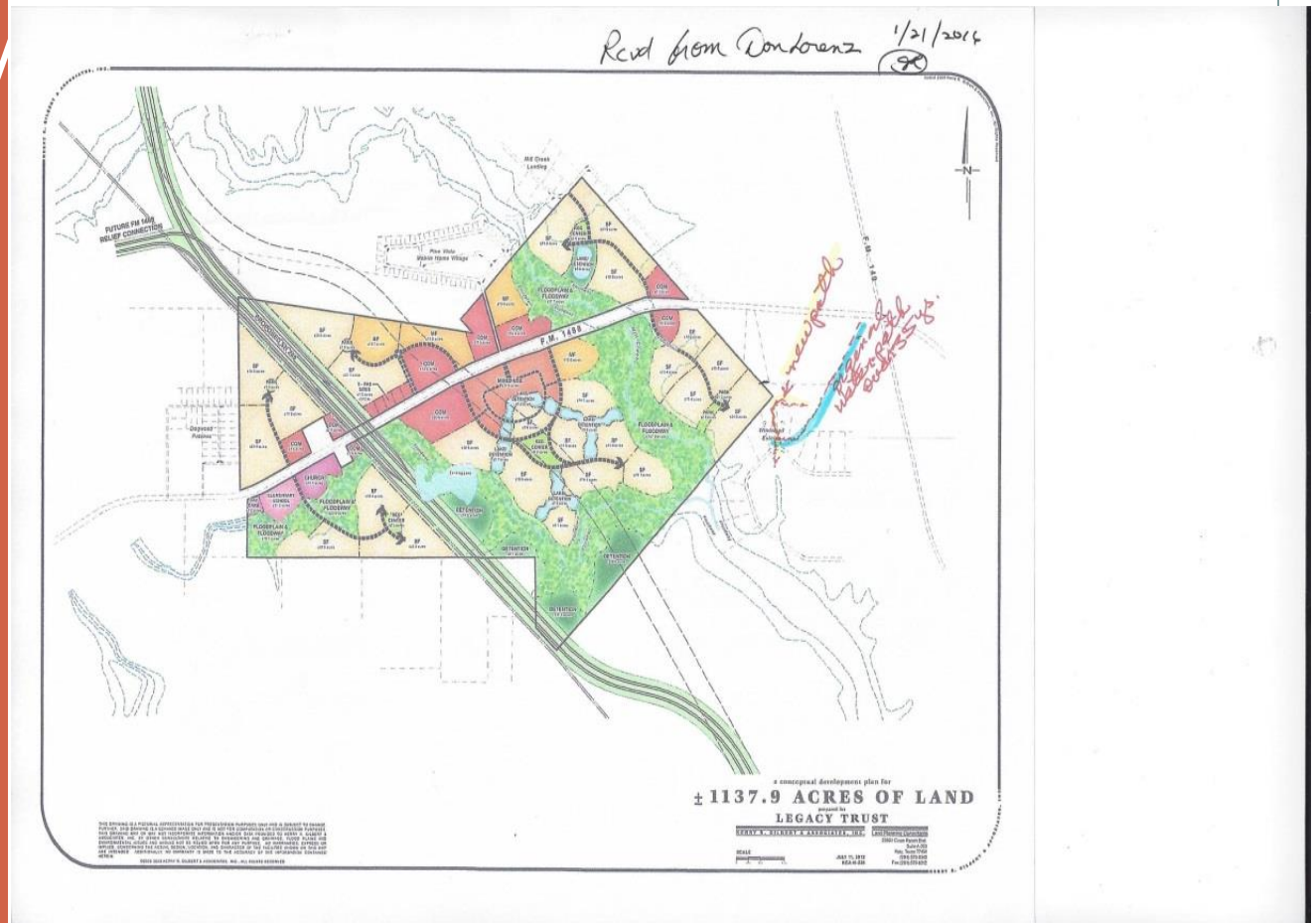


# Legacy Trust/ Magnolia 1138/ Magnolia Audubon

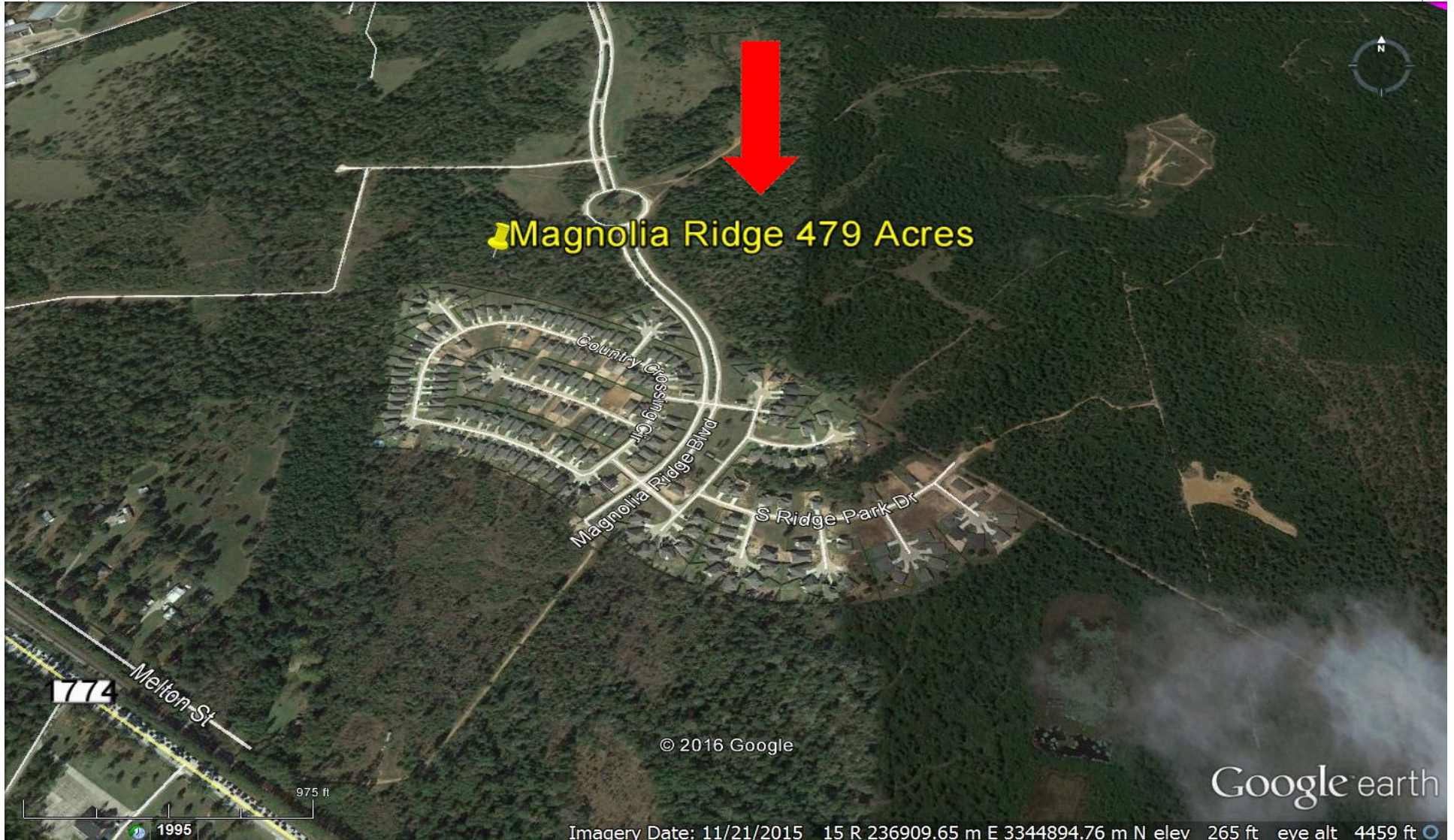
Began in 2018  
with infrastructure  
for homes in  
2019-20

Acquired Devon  
Tracts + 300 AC  
north of FM 1488

Currently at  
3,000-plus Acres



# Magnolia Ridge



 Magnolia Ridge 479 Acres

© 2016 Google

Google earth

Imagery Date: 11/21/2015 15 R 236909.65 m E 3344894.76 m N elev 265 ft eye alt 4459 ft



# Mustang Ridge





# Development Plans

Escondido  
150 Acres  
Mixed Use

Projected  
start  
Fall 2018



151 Ac. Project - Selected Scheme

Area Takeoffs	Area (sq. ft.)	Area (ac.)	%	number of lots
Road Areas	881,977.47	20.2	13.5%	
Lot Areas	3,922,676.08	90.1	60.0%	
45 x 120	2,230,014.68	51.2	34.1%	347.00
50 x 120	1,424,712.55	32.7	21.8%	225.00
Sandy's Lot	267,948.85	6.2	4.1%	
Amenity Center	88,811.58	2.0	1.4%	
Open Space	1,648,008.03	37.8	25.2%	
Green Space	830,527.53	19.1	12.7%	
Existing Lake	319,654.50	7.3	4.9%	
Detention	497,826.00	11.4	7.6%	
<b>Total Site</b>	<b>6,541,473.16</b>	<b>150.2</b>	<b>100.0%</b>	<b>572.00</b>

0 50 100 200  
SCALE: 1" = 100'

LEGEND  
 45' x 120' UNITS  
 50' x 120' UNITS  
 OPEN SPACE  
 DETENTION POND  
 AMENITY CENTER  
 SANDY'S LOT

151 AC - MAGNOLIA  
 CITY OF MAGNOLIA, TEXAS  
 AUGUST 1, 2015



# Escondido Ranch- 151 acres/500homes







# Magnolia City Center Mixed Use Development

- 112  
Apartment  
homes
- 24,000 sf  
Retail  
space
- Walkable  
community  
in heart of  
the City







## Magnolia Developments in or near the City's ETJ

- Woodard Tract/Magnolia Woods
- Blue Jack National - Tiger Woods golfing community
- Crown Ranch
- High Meadows Estates
- Karen Switch Road development
- Glen Oaks

# Magnolia Woods Phase I - 590 acres Projected Start 2019 - 1,600 homes





# The Woodard Tract/Magnolia Woods





# Crown Ranch



Google earth

Imagery Date: 3/27/2015 15 R 231935.33 m E 3355372.54 m N elev 285 ft eye alt 10702 ft

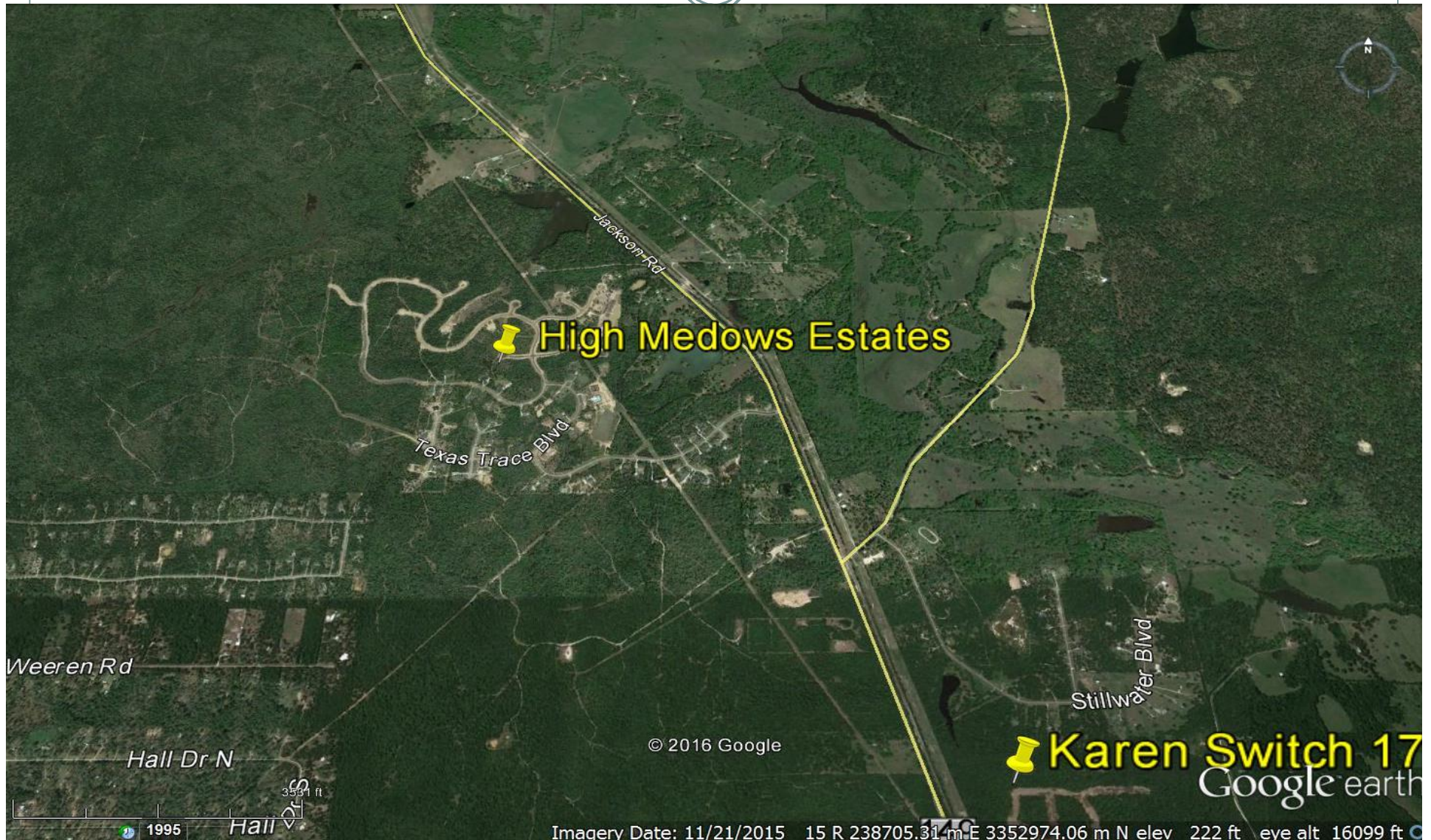


# Bluejack National - Doing very well





# High Meadows Estates





# Glen Oaks 548 Lots





# Karen Switch Underway



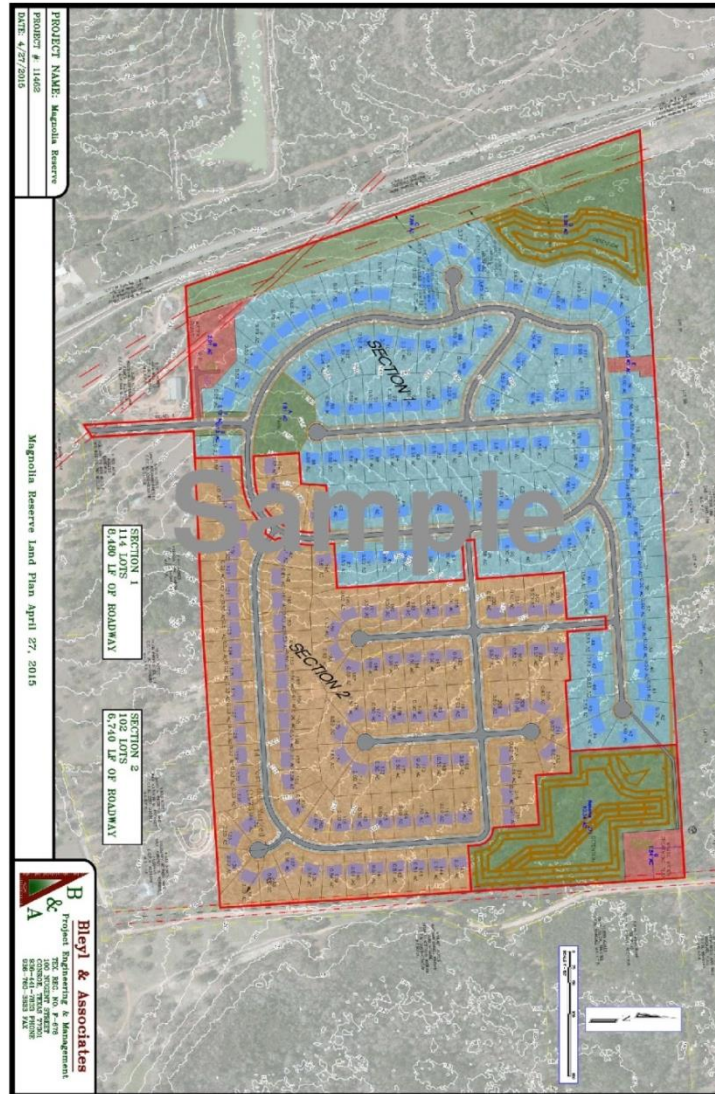


# Development

Karen Switch

Magnolia Reserve  
170 AC  
216 Homes:

\$350k to  
\$420k





# 3000 Acre Mystery Development





# WOODHAVEN ESTATES

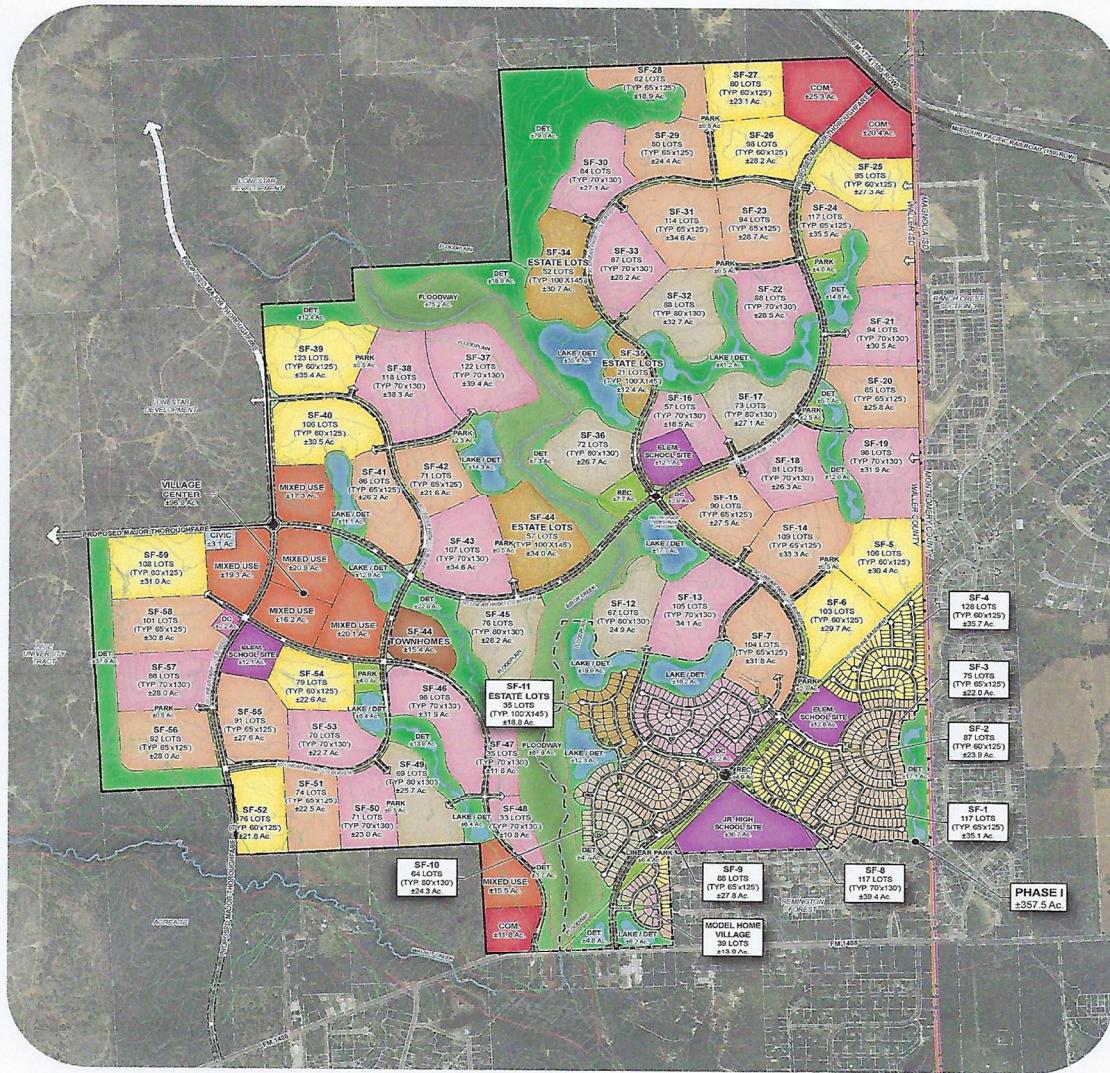
@WALLER COUNTY LINE

FM 1488 TO FM 1774

2,732 ACRES

564 HOMES / LOTS

WOODHAVEN INTERESTS LLC



a schematic development plan for  
**WOODHAVEN ESTATES**  
 ± 2,752.2 ACRES OF LAND  
 prepared for  
**WOODHAVEN INTERESTS LLC**

**BDE | KERRY R. GILBERT & ASSOCIATES** Lead Planning Consultants  
 2550 Cinco Ranch Blvd  
 Suite 6250  
 Katy, Texas 77454  
 (281) 574-0400  
 Fax (281) 574-0212

SCALE: 1" = 100' (Horizontal), 1" = 20' (Vertical)  
 JANUARY 26, 2015  
 KGA #R-384

THIS DRAWING IS A PRELIMINARY REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. THE PARTIES AND THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION OF THE DEVELOPMENT.

LOT SUMMARY				
PHASE I		REMAINDER		TOTAL
60'x125'	88 LOTS 17%	1102 LOTS 24%	1190 LOTS 23%	
65'x125'	205 LOTS 40%	1445 LOTS 32%	1650 LOTS 33%	
70'x130'	117 LOTS 23%	1434 LOTS 31%	1551 LOTS 31%	
80'x130'	64 LOTS 13%	445 LOTS 10%	509 LOTS 10%	
100'x145'	35 LOTS 7%	130 LOTS 3%	165 LOTS 3%	

WOODHAVEN ESTATES



# Lone Star College is coming to Magnolia



**PROJECTED TIME FRAME  
UNKNOWN**



# Roads & Cooperation

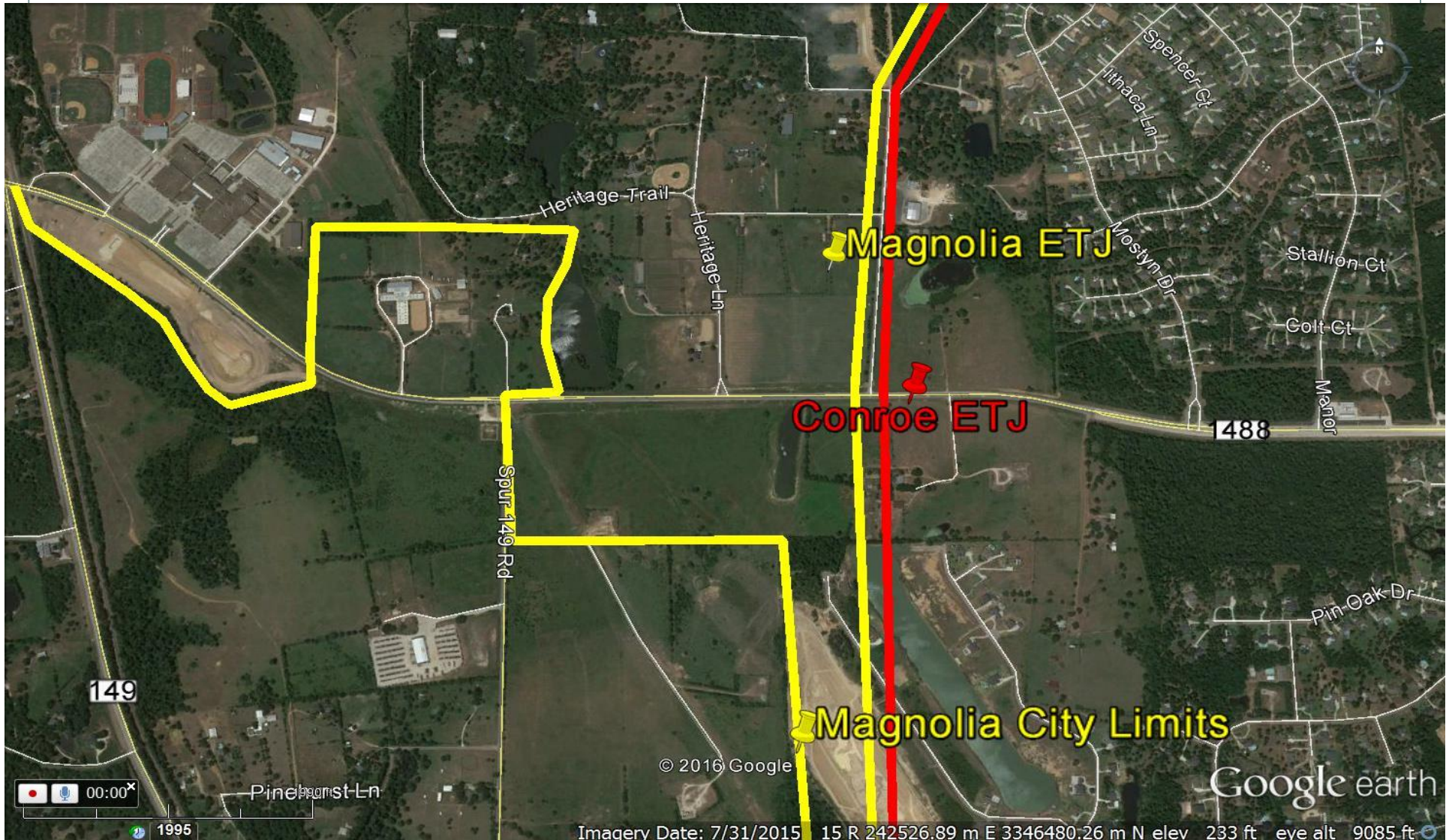


**MAGNOLIA, MONTGOMERY COUNTY  
TXDOT  
WORKING TOGETHER**





# David & Goliath Bumper to Bumper



© 2016 Google

Google earth

Imagery Date: 7/31/2015 15 R 242526.89 m E 3346480.26 m N elev 233 ft eye alt 9085 ft