

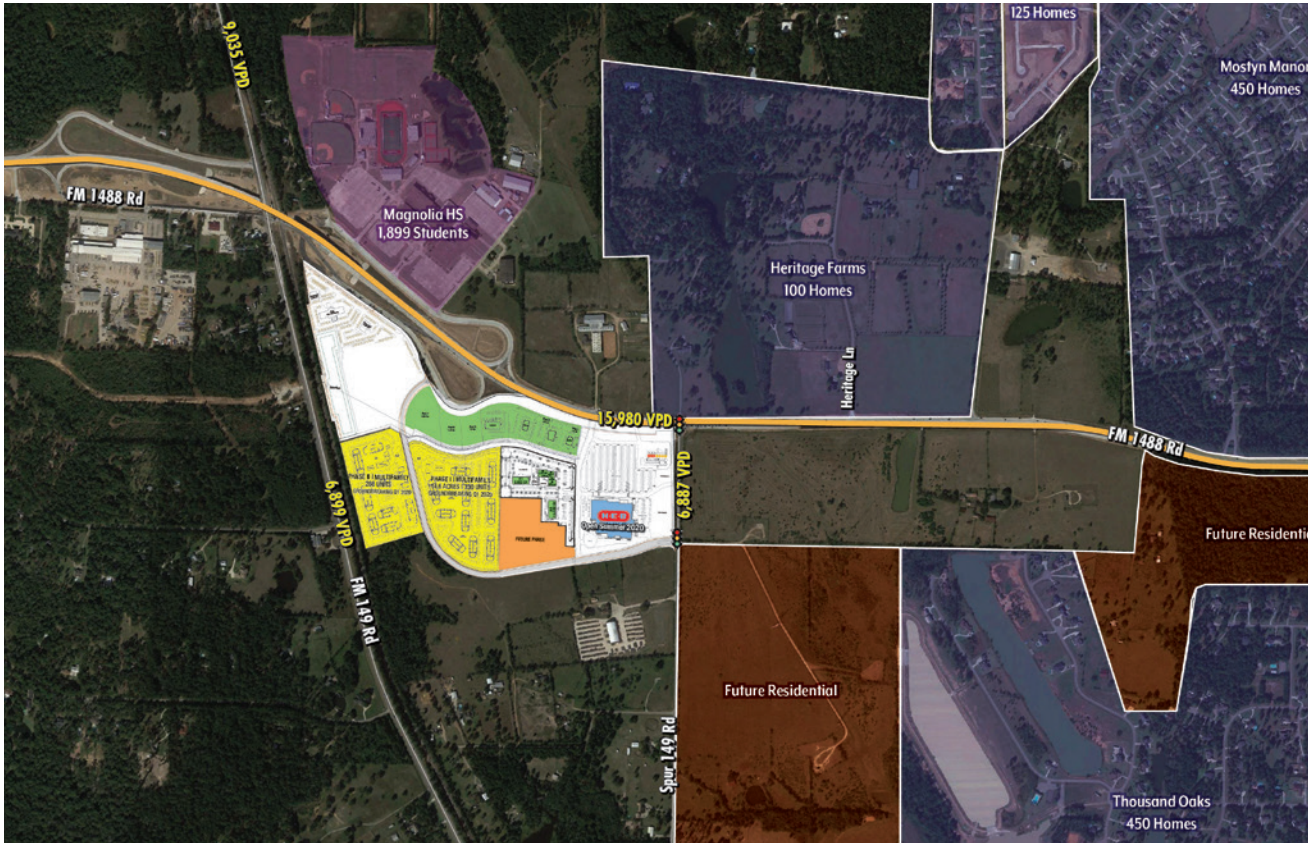
# MAGNOLIA PLACE

MAGNOLIA, TX | FM-1488 AND SPUR 149 ROAD

# MAGNOLIA PLACE

PROJECT BY:

STRATUS®



New **H-E-B** -anchored, mixed-use development in Magnolia, TX with phase one consisting of +/- 40,000 SF of retail, 618 multi-family units and 120 townhomes. Magnolia is located in southwest Montgomery County, which is the 18<sup>th</sup> fastest growing county in the United States. Proposed grand opening for the development is projected for a late Summer 2020 delivery. Opportunities include pad sites, in-line shop space, and junior anchor spaces.

DEMOGRAPHICS:	3 MILE	5 MILE	7 MILE	TA
2018 Population	11,226	31,109	77,127	68,799
2018 Daytime Population	8,455	23,870	57,700	44,459
2018 Average HH Income	\$116,040	\$108,391	\$124,828	\$100,135
2018 Median HH Income	\$85,332	\$81,737	\$91,692	\$77,506

TRAFFIC COUNTS:
FM 1488: 15,980 VPD
Spur 149 Road: 6,887 VPD

AVAILABILITY:  
+/-40,000 SF | RETAIL  
7 PAD SITES

LEASE RATES:  
PLEASE CALL FOR RATES

AREA RETAILERS:

Walgreens SUBWAY



Brookshire's



DOLLAR GENERAL



THE **retail** CONNECTION

FOR MORE INFO, PLEASE CONTACT:

ZAC HOFFER  
713.547.5564  
zhoffer@theretailconnection.net

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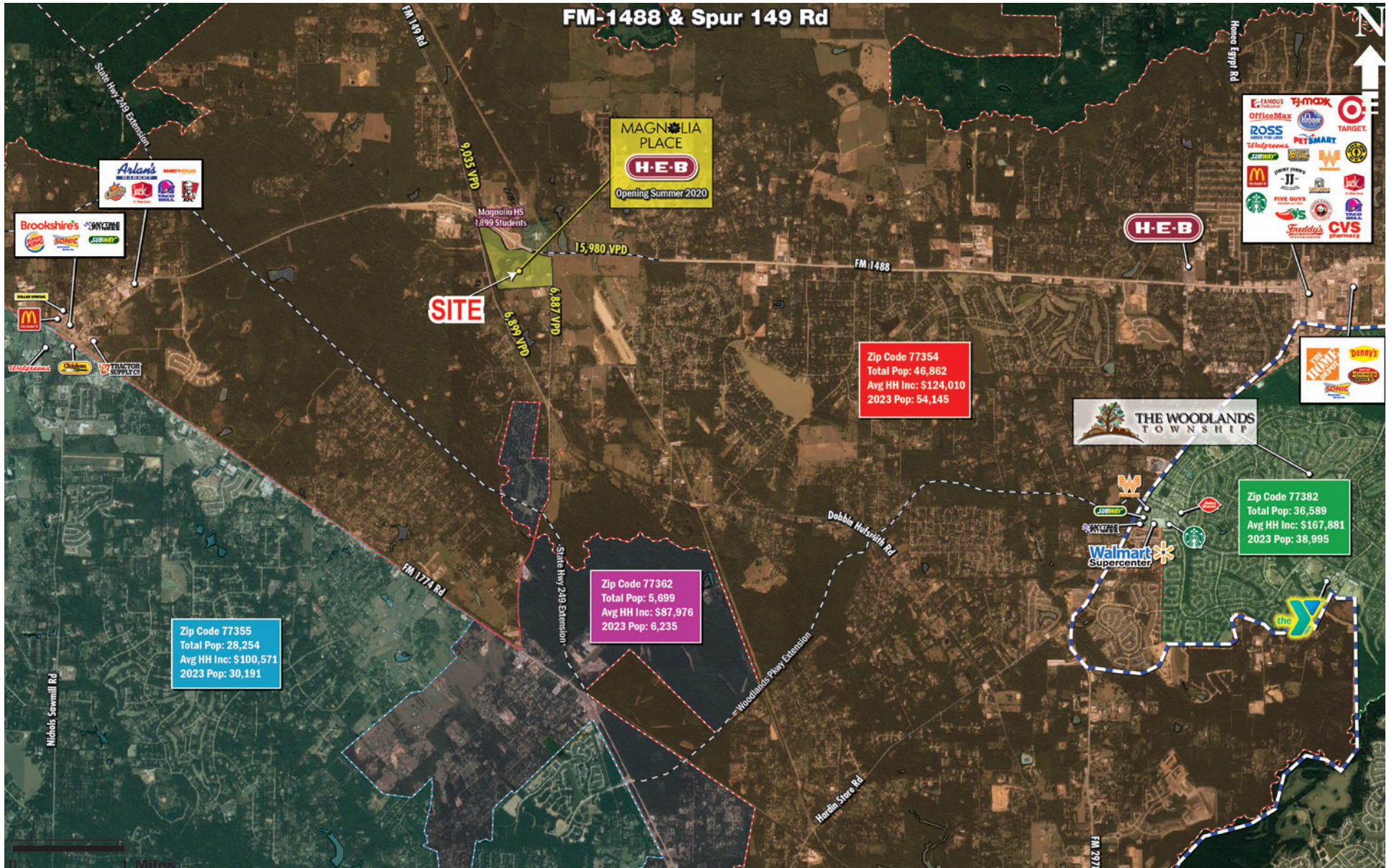
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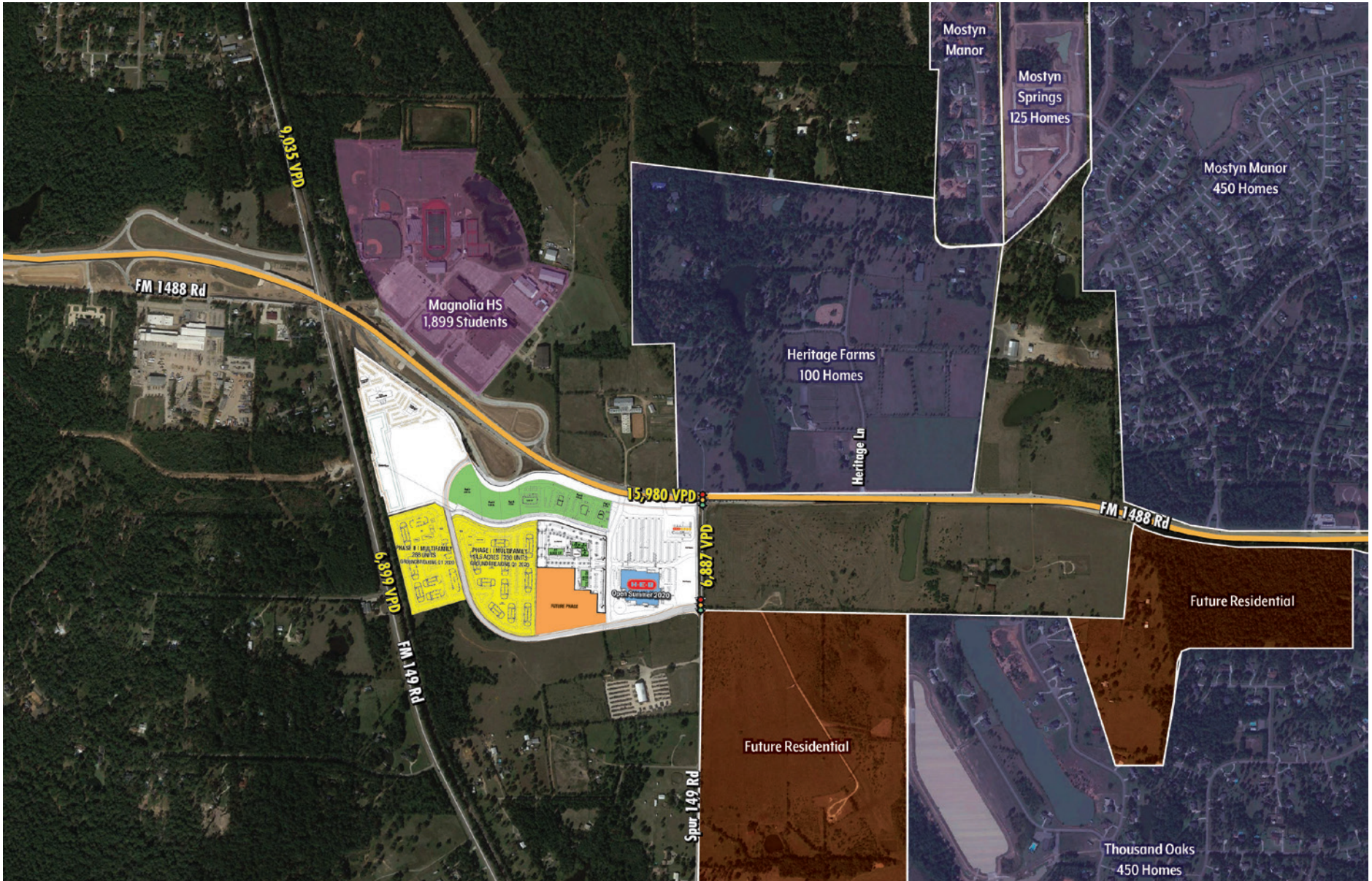
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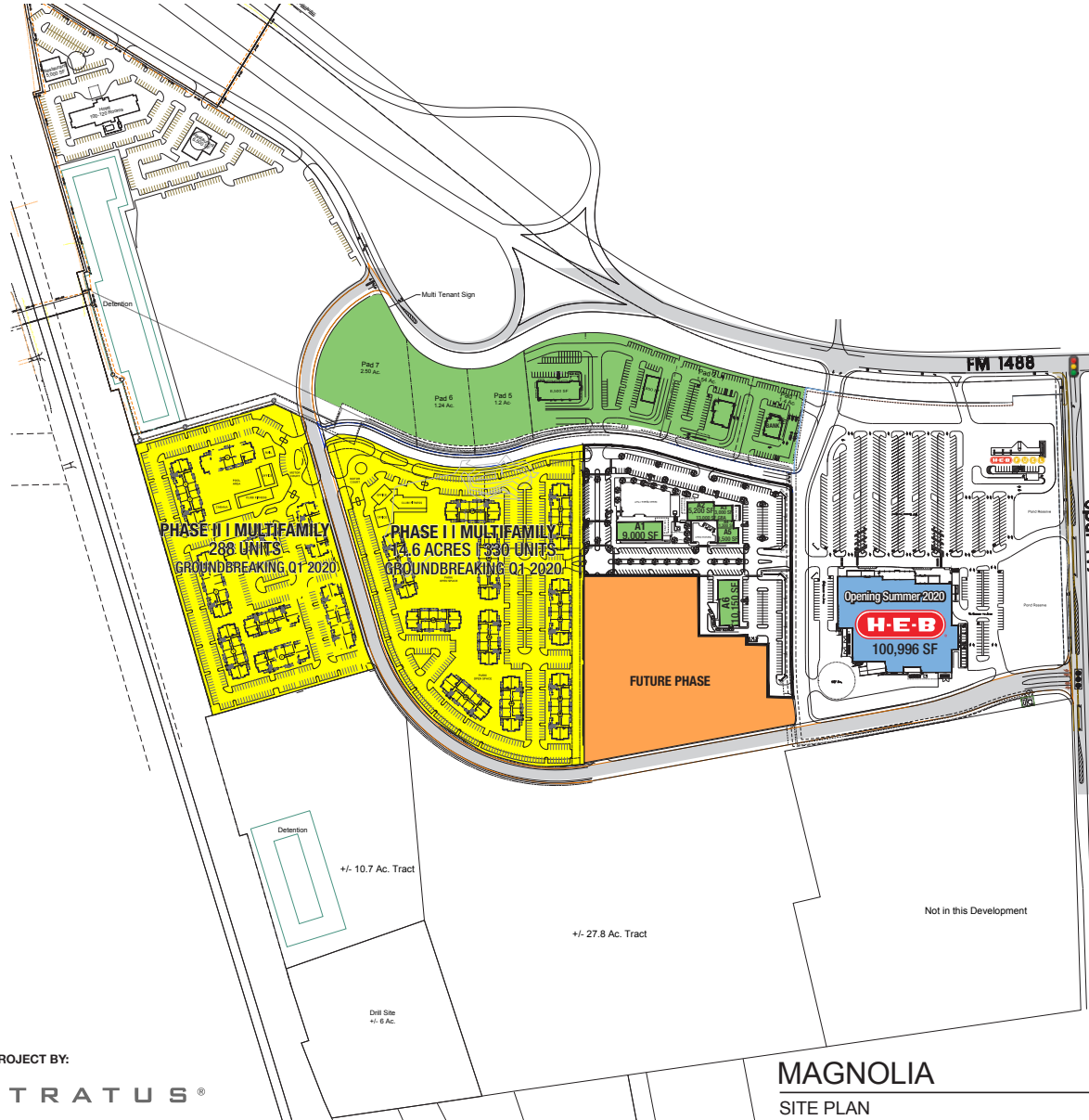
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TENANT	STATUS	SIZE
A1	AVAILABLE	9,000 SF
A2	AVAILABLE	5,200 SF
A3	AVAILABLE	3,000 SF
A4	AVAILABLE	1,300 SF
A5	AVAILABLE	3,500 SF
A6	AVAILABLE	10,150 SF
HEB	OPEN/LEASED	100,996 SF
PAD SITE 1	AVAILABLE	1.4 ACRES
PAD SITE 2	AVAILABLE	1.54 ACRES
PAD SITE 3	AVAILABLE	1.77 ACRES
PAD SITE 4	AVAILABLE	1.32 ACRES
PAD SITE 5	AVAILABLE	1.2 ACRES
PAD SITE 6	AVAILABLE	1.24 ACRES
PAD SITE 7	AVAILABLE	2.50 ACRES
THEATRE	AVAILABLE	39,572 SF

LEGEND	
<span style="color: blue;">■</span>	OPEN/LEASED
<span style="color: red;">■</span>	AT LEASE/CONTRACT
<span style="color: yellow;">■</span>	LOI
<span style="color: green;">■</span>	AVAILABLE
<span style="color: grey;">■</span>	NOT A PART

LEASED BY: THE retail CONNECTION  
 MANAGED BY: THE retail CONNECTION  
 A PROJECT BY: STRATUS®

MAGNOLIA  
SITE PLAN

SWC FM 1488 & Spur 149 Road  
Magnolia, TX

06/14/19

THE CONNECTION

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