

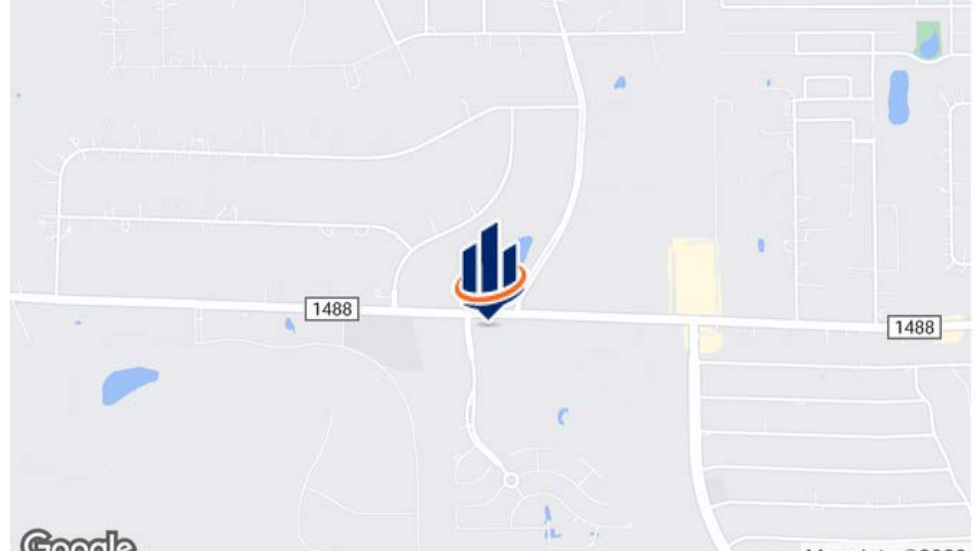


INDUSTRIAL/OFFICE SPACE FOR LEASE

LOCKAWAY 1488 BUSINESS PARK

8259 - 8269 FM RD 1488 | MAGNOLIA, TX 77354

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS:

- Office-warehouse spaces and co-working space with private storage available for lease.
- All spaces feature fully built-out office areas with high ceilings and beautiful finishes.
- Office-warehouse spaces from 2,925 SF to 5,038 SF.
- Single-tenant buildings and multi-tenant buildings.
- All office-warehouse spaces feature multiple private offices and/or conference room, break areas with fridge and microwave included, private restrooms, grade-level overhead doors, and slop sinks in the warehouse.
- Co-working spaces feature large private office space with direct access from parking lot plus additional private storage space. Common area in the co-working space features a break room with fridge and microwave, work room, and restroom.
- Co-working space rates includes electric, internet, and janitorial services.
- Lockaway FM 1488 Business Park is located off FM 1488, less than 1.5 miles west of FM 2978 intersection, in Magnolia, TX. Pylon signage available on FM 1488 (over 30,000 vehicles/day) at signalized entrance to the business park.

OFFERING SUMMARY:

LEASE RATE [INDUSTRIAL]	\$10.00 - \$14.00 SF/YR [NNN]
LEASE RATE [OFFICE]	\$1,250/MONTH [FULL SERVICE]
AVAILABLE SF	425 - 3,250 SF

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

TOTAL POPULATION	1,091	4,790	11,697
TOTAL DAYTIME POPULATION	3,550	14,239	35,278
AVG HOUSEHOLD INCOME	\$125,098	\$133,990	\$159,956
*Source: STDB 2026			

PROPERTY AERIAL



AVAILABLE SPACES

CO-WORKING LEASE INFORMATION:

LEASE TYPE	FULL SERVICE
TOTAL SPACE [OFFICE]	425 SF

LEASE TERM	Negotiable
LEASE RATE [OFFICE]	\$1,250 / MONTH [FULL SERVICE]

AVAILABLE CO-WORKING SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8259 - A103	Office - Coworking	425 SF	\$1,250 per month	Full Services	Large private co-working office space with additional private storage space. Common area break area, work room, and restroom. Rate includes electric, internet, and janitorial services.

OFFICE/WAREHOUSE LEASE INFORMATION:

LEASE TYPE	NNN
TOTAL SPACE [INDUSTRIAL]	1,500 SF - 3,250 SF

LEASE TERM	Negotiable
LEASE RATE [INDUSTRIAL]	\$10.00 - \$14.00 SF/YR [NNN]

AVAILABLE OFFICE/WAREHOUSE SPACES:

SUITE	SPACE TYPE	SPACE SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
8261 - C	Industrial - Warehouse	2,925 SF	\$14.00 SF/YR	NNN	Office/Warehouse with 795 SF of office space. Lobby/Reception, two offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8267 - C	Office-Warehouse	3,250 SF	\$14.00 SF/YR	NNN	Approx. 975 SF of office includes: Lobby/Reception, three offices, break room, server/storage closet, and restroom. Insulated warehouse with 14'x14' grade-level door.
8375 D	Industrial - Warehouse	1,500 SF	\$10.00 SF/YR	NNN	Warehouse space with three overhead doors (2 on the front and 1 on the side).

PROPERTY PHOTOS - CO-WORKING



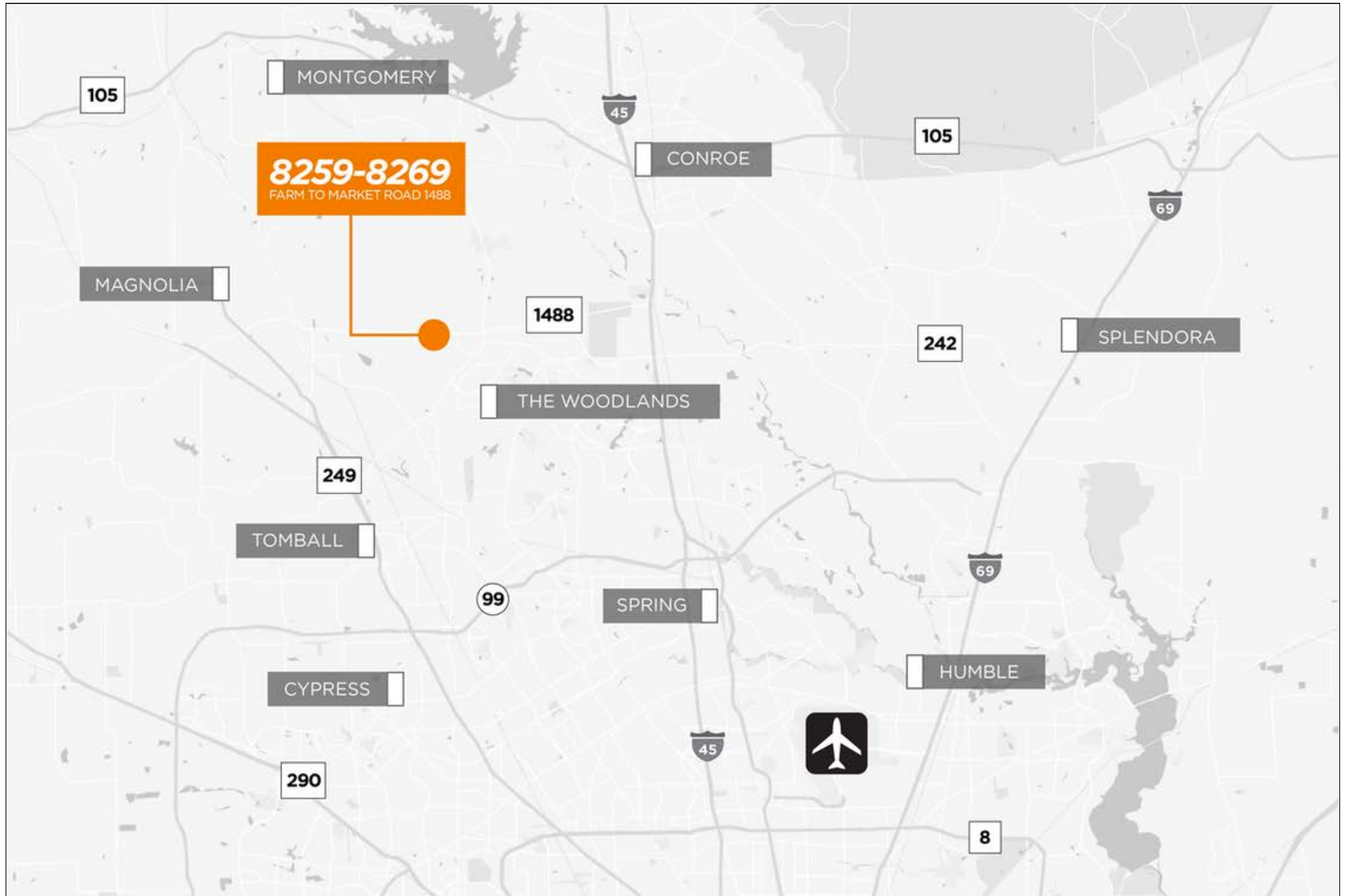
PROPERTY PHOTOS - OFFICE/WAREHOUSE



SURROUNDING AMENITIES



PROPERTY LOCATION



MARKET OVERVIEW

MAGNOLIA MARKET HIGHLIGHTS



The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. The city is approximately 20 miles from both IH 45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

The city is located in southwest Montgomery County, nationally ranked as 7th in growth among U.S. counties. A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like ExxonMobil. At the crossroads of progress Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.

As the Hwy 249 extension comes to fruition, economic and residential growth is expected to follow in the southwest portion of Montgomery County. Greater Magnolia-area residents will gain easier access to the region and see a spike in economic development as they see the first Montgomery County main lanes of the long-awaited Hwy. 249 extension project open, stretching from Spring Creek to just south of FM 149 in Pinehurst. By 2022, drivers are estimated to save 16 minutes during evening peak traffic times when traveling northbound on the tollway from Spring Cypress Road to FM 1774 in Pinehurst instead of the Hwy. 249 frontage road, the traffic and revenue study shows. The time savings amount is expected to grow to 26 minutes by 2040, the study states.

The City is in close proximity to both the George Bush Intercontinental Airport serving the greater Houston area and several small general aviation airports, including D.W. Hooks Memorial Airport -an Intercontinental reliever airport and small jet facility. The 2010 U.S. Census shows Magnolia grew 25% in the last decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.

FOR LEASING INFORMATION:

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