

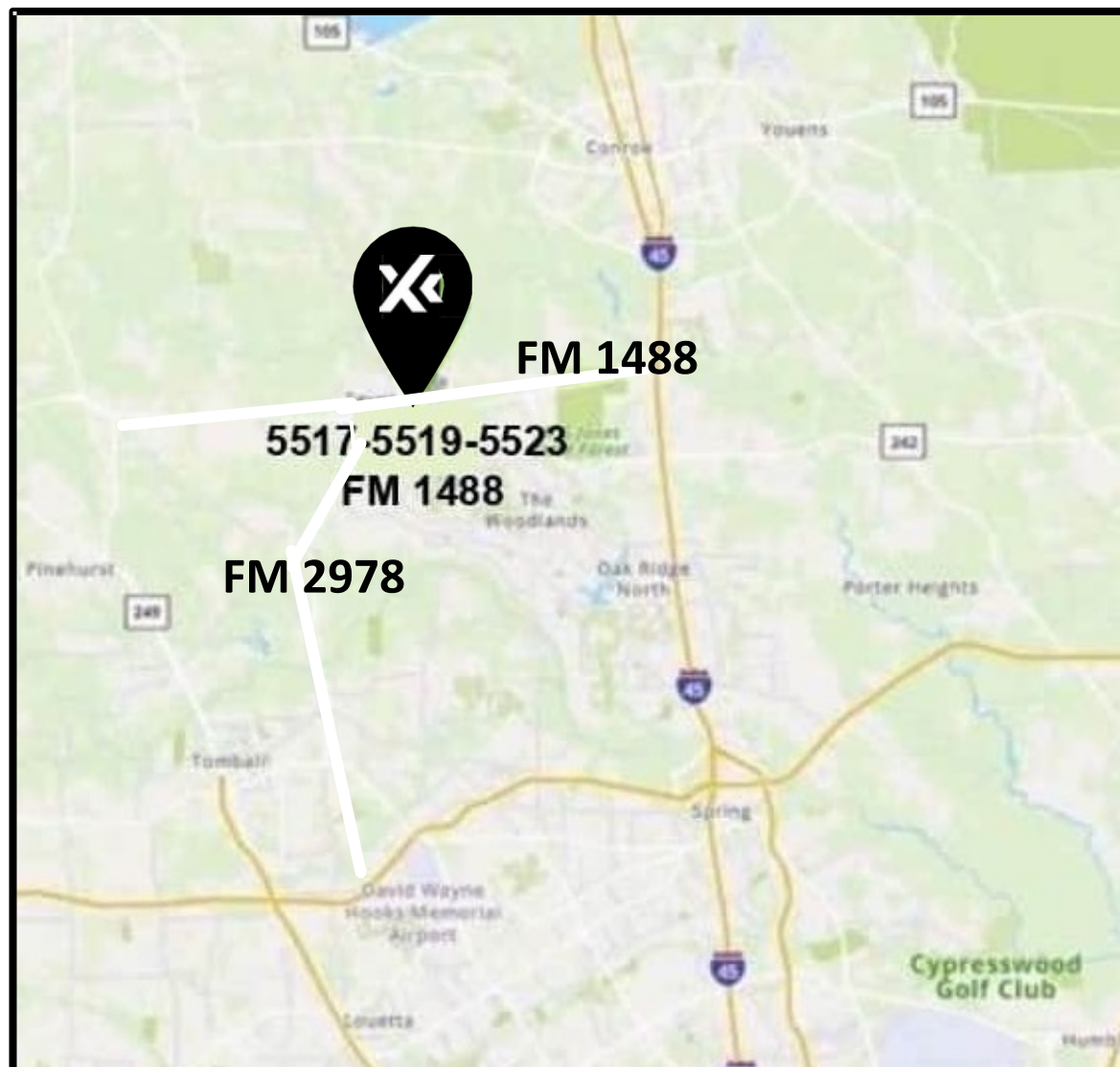
Flex Warehouse Space for Lease

5519 + 5523 FM 1488, Magnolia, TX 77354



Property Details

- 30,000 SF flex warehouses, **with 3+ SECOND GENERATION space available: +/-8,000 sf ft**
- **Available for lease immediately**
- Clear Height 23-27', 3-Phase Electrical 480 volts
- Base Rent + NNNs
- Great property for commercial business
- Exceptional Location – 1 Mile to FM.2978 & 5 Miles to I-45
- Parking Ratio: 3 per Suite

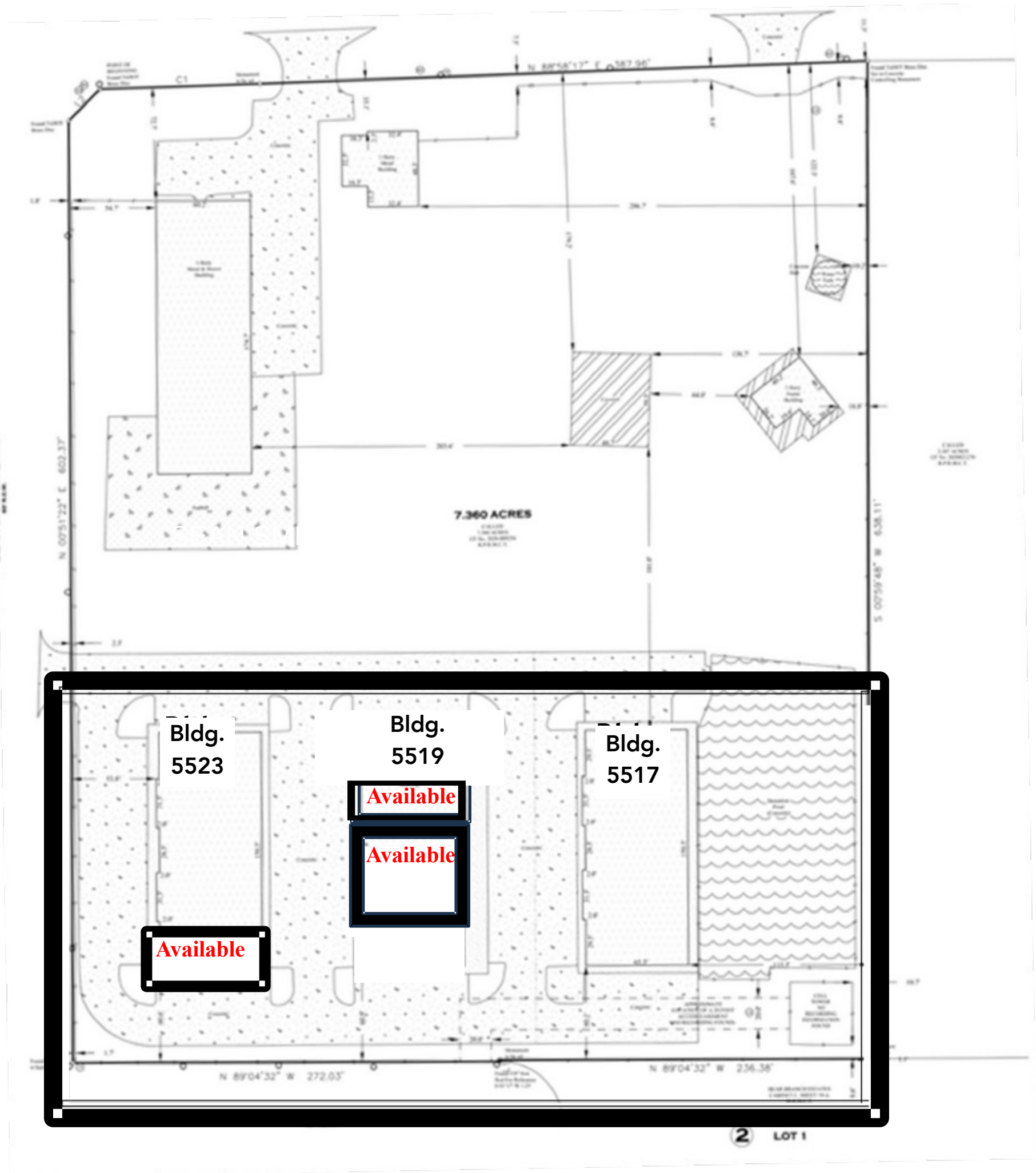


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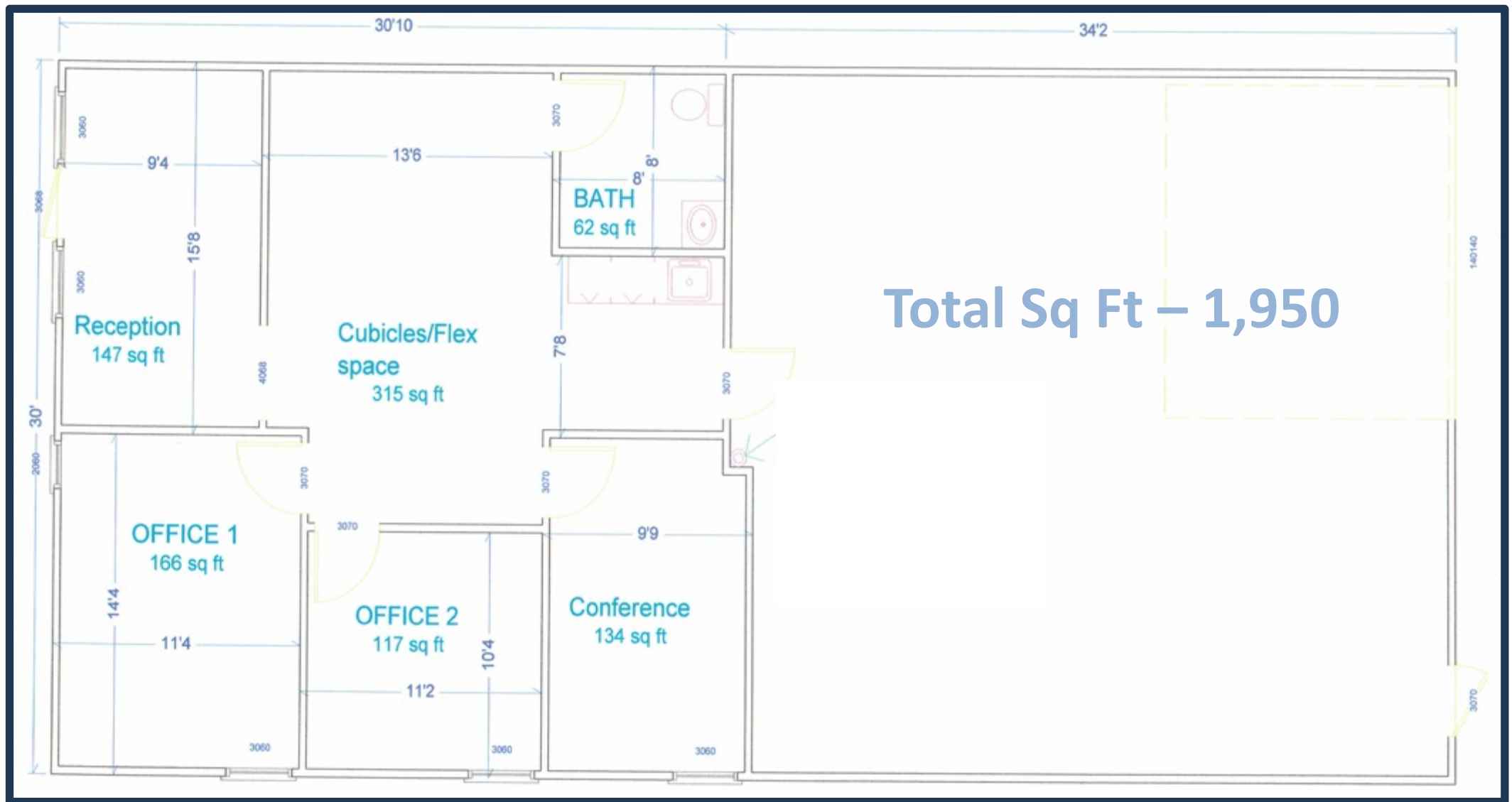


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Flex Warehouse Space for Lease

Suite E 5523 FM 1488, Magnolia, TX 77354



- 5523 Suite E Upgrades: Reception, 2 Offices, Conference Room, and Bullpen Coffee bar with/ sink
- AT&T Fiber Internet (speeds up to 1 gig)
- **FOR SALE** - Furniture, mini fridge, TV are available to purchase



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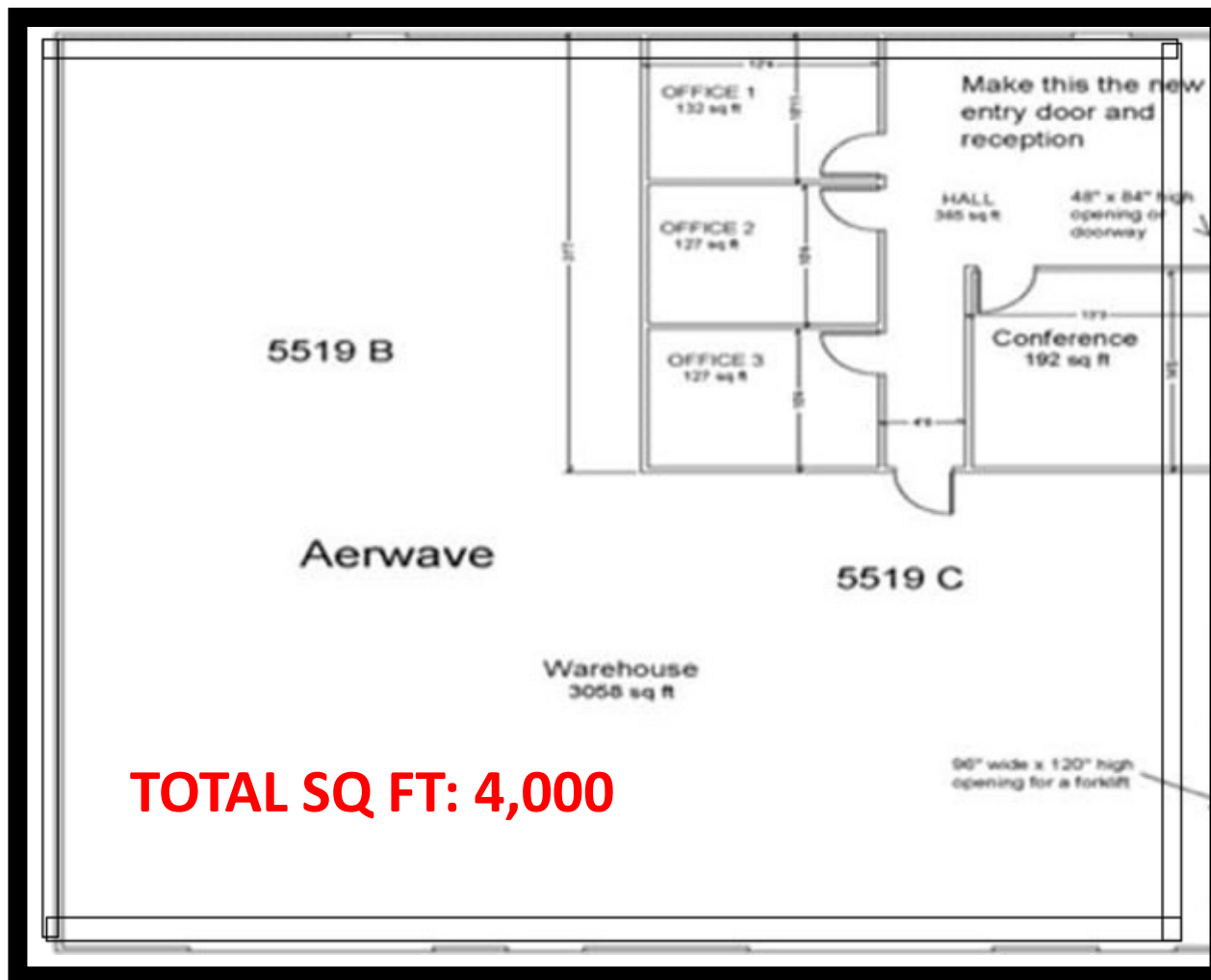
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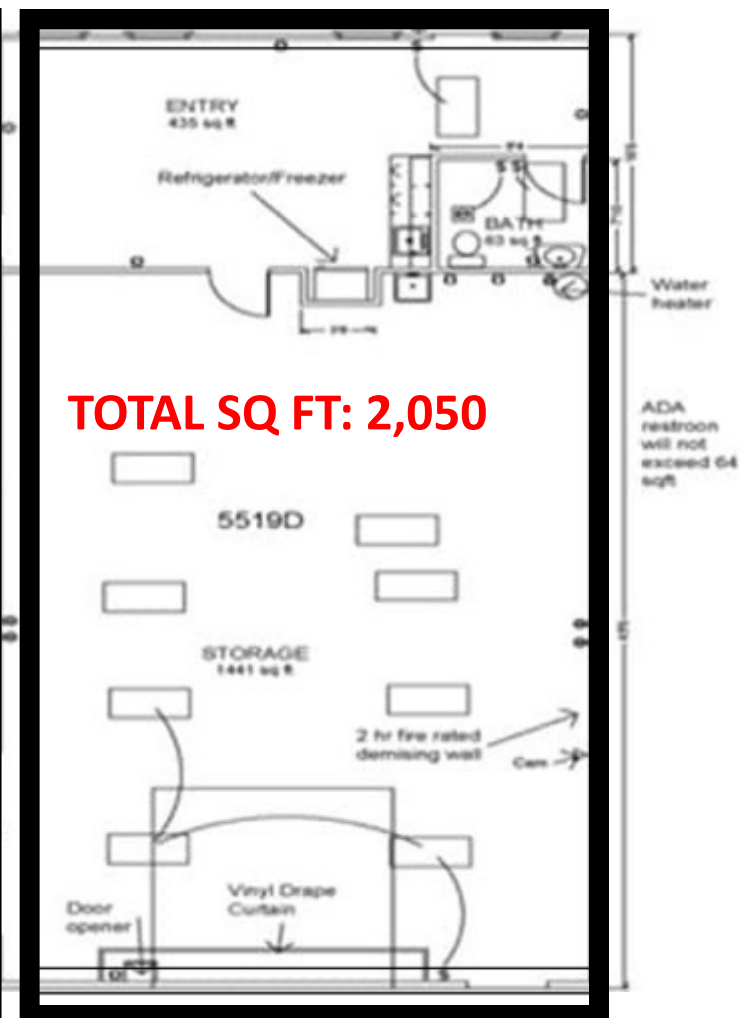
Flex Warehouse Space for Lease

Suites B+C and A 5519 FM 1488, Magnolia, TX 77354

Suites B+C



Suite A



Suites B+C Upgrades

- **Total Sq Ft: 4,000 (950sf-office)**
- Reception/Product Display, 3 Offices, Conference Room
- Warehouse w/ OH Lighting & Ceiling Fans: 3,058 sq ft
- Two 16' roll-up doors
- AT&T Fiber Internet (speeds up to 1 gig)

Suite D Upgrades

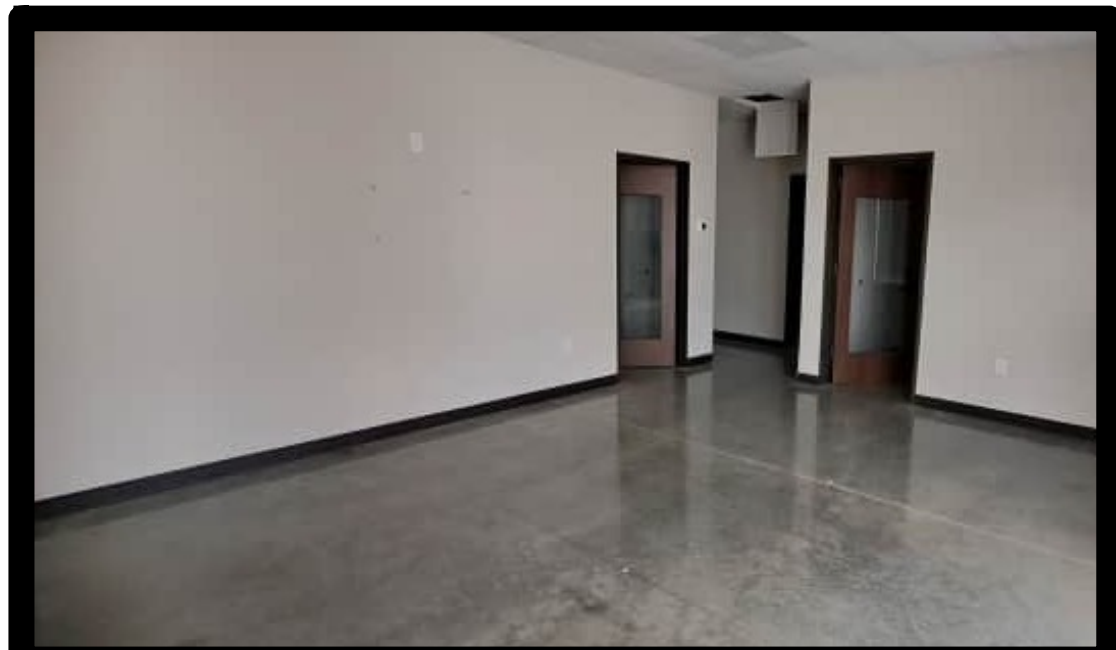
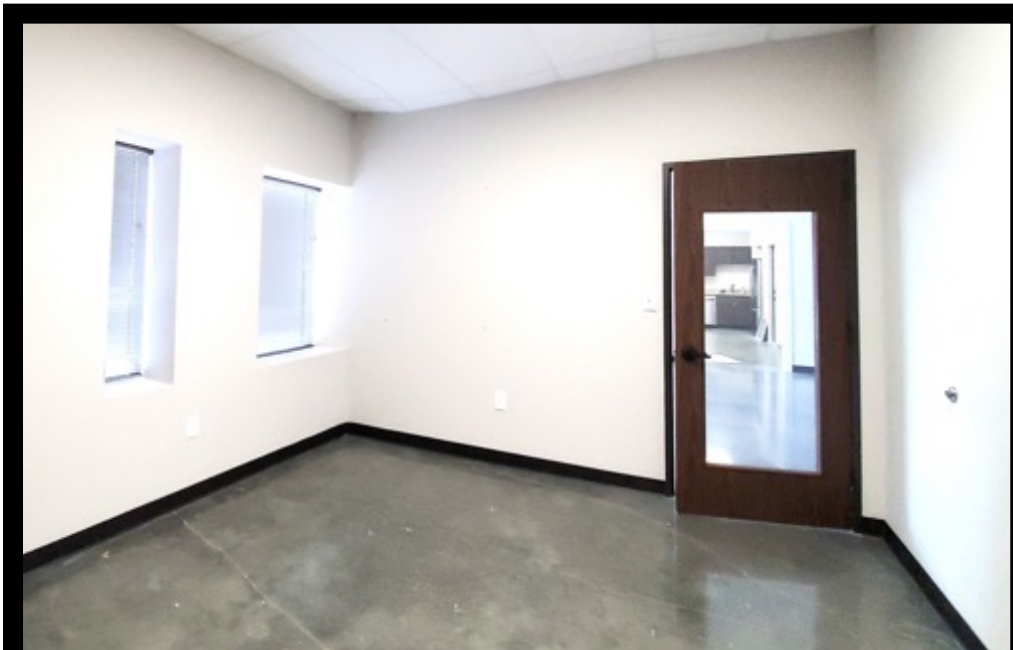
- **Total Sq Ft: 2,050 (435sf-office)**
- 100% HVAC, ADA restroom
- Open-concept office
- Coffee bar w/ sink, wood-like cabinets, dishwasher
- WH includes a shop-sink & 16' roll-up door w/ vinyl curtains (energy efficient) AT&T Fiber Internet (speeds up to 1 gig)

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Flex Warehouse Space for Lease

Suite B+C 5519 FM 1488, Magnolia, TX 77354

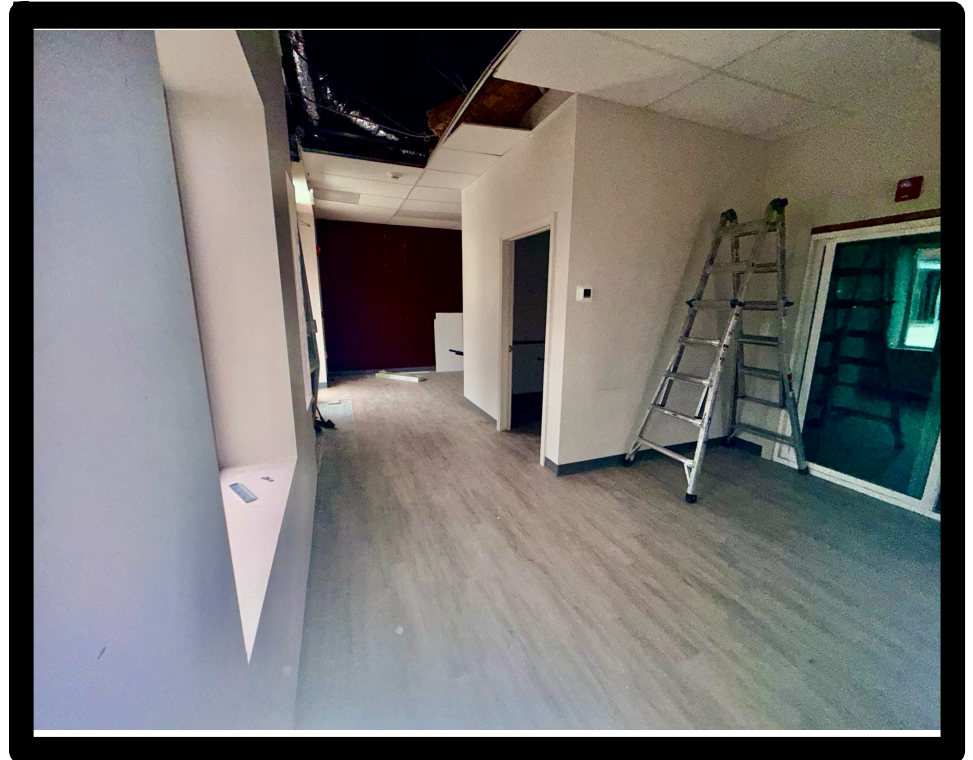


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Flex Warehouse Space for Lease

Suite A 5519 FM 1488, Magnolia, TX 77354



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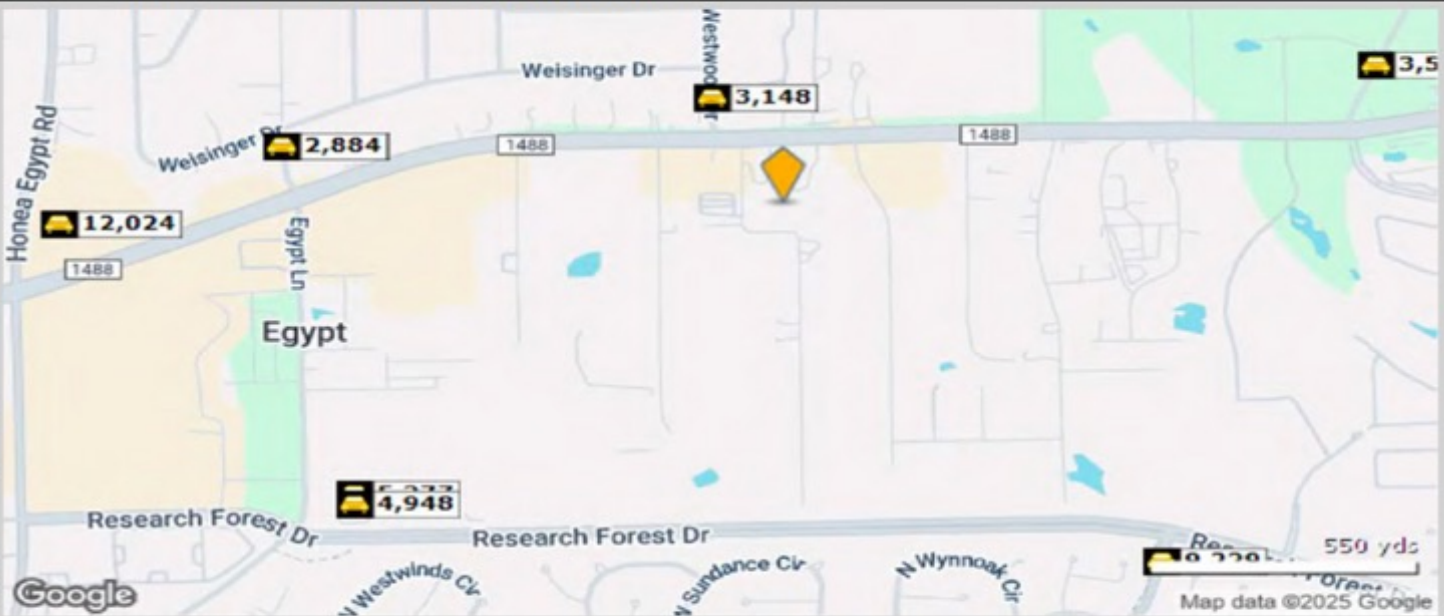


Flex Warehouse Space for Lease

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Radius	2 miles	5 miles	10 miles
Population			
2020 Population	25,225	114,725	371,290
2024 Population	27,759	124,420	414,305
2029 Population Projection	33,994	151,525	492,511
Households			
2020 Households	9,000	41,104	134,105
2024 Households	10,003	44,592	150,129
2029 Household Projection	12,279	54,398	179,325
Housing			
Median Home Value	\$373,814	\$392,014	\$344,054
Household Income			
Avg Household Income	\$148,322	\$156,736	\$128,591
Median Household Income	\$118,598	\$127,823	\$97,636

Traffic Count Report

5517-5523 FM 1488							
5523 Farm To Market Rd, Magnolia, TX 77354							
Building Type: Flex RBA: 8,601 SF Typical Floor: 8,602 SF Total Available: 1,885 SF Warehouse Avail: 1,885 SF Office Avail: - % Leased: 78.08% Rent/SF/Yr: \$16.00							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 N Westwood Dr	Weisinger Dr	0.04 N	2024	3,123	MPSI	.18	
2 N Westwood Dr	Weisinger Dr	0.04 N	2025	3,148	MPSI	.18	
3 Conroe Huffsmith Rd	Weisinger Dr	0.03 N	2024	2,865	MPSI	.60	
4 Conroe Huffsmith Rd	Weisinger Dr	0.03 N	2025	2,884	MPSI	.60	
5 Research Forest Dr	Thornapple Dr	0.49 E	2025	5,277	MPSI	.66	
6 Research Forest Dr	Thornapple Dr	0.49 E	2024	4,948	MPSI	.68	
7 Branch Crossing Dr	Research Forest Dr	0.05 N	2024	9,251	MPSI	.70	
8 Branch Crossing Dr	Research Forest Dr	0.05 N	2025	9,229	MPSI	.70	
9 Old Conroe Rd	FM 1488 Rd	0.10 SW	2025	3,571	MPSI	.74	
10 Honea Egypt Rd	FM 1488 Rd	0.08 S	2024	12,024	MPSI	.86	



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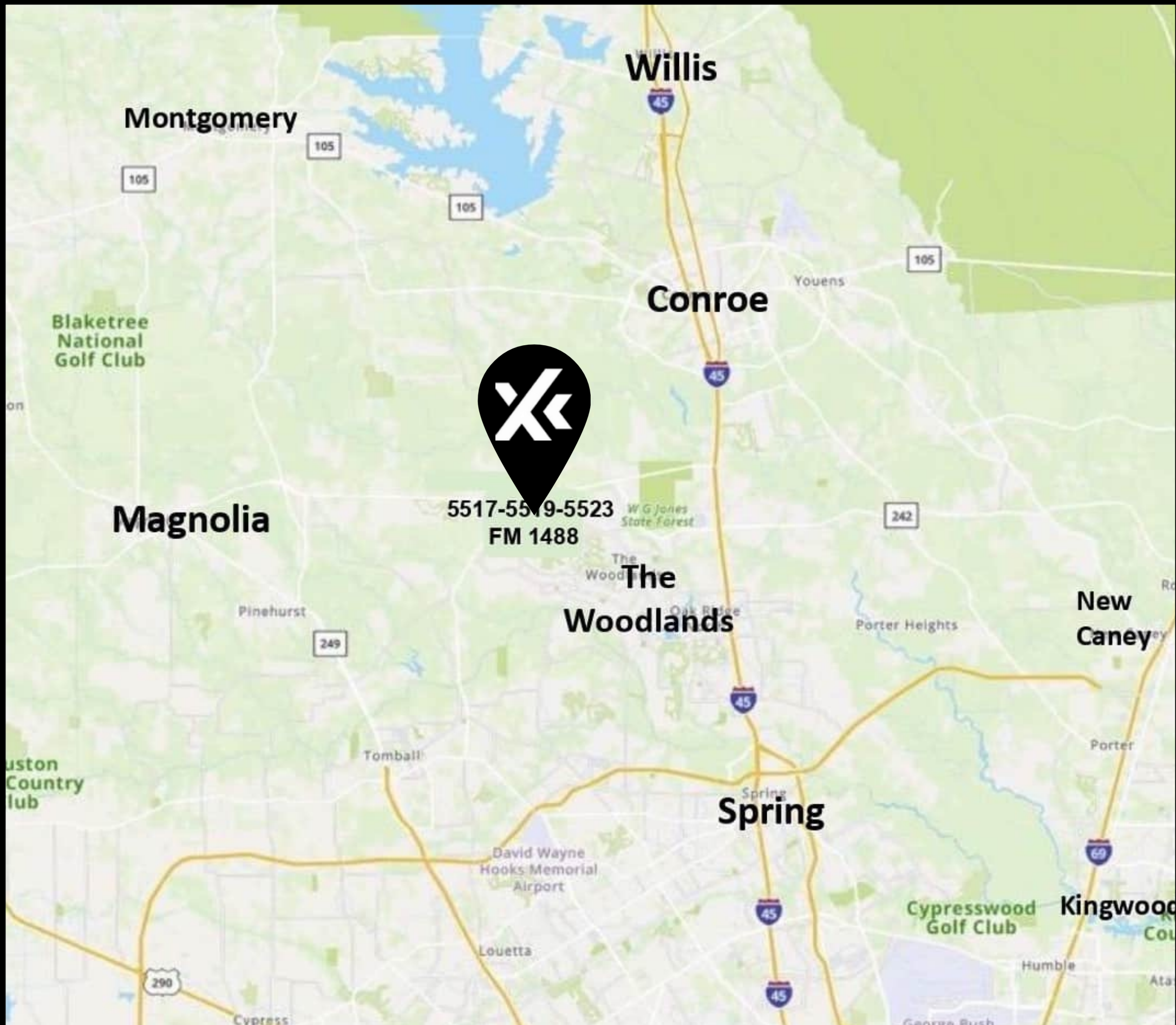
5/18/2025

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sean Smith	681548	sean.smith@expcommercial.com	(832) 778-0801
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

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