



OFFERING MEMORANDUM

+/-17.00 ACRES - NICHOLS SAWMILL ROAD

Magnolia, Texas 77355

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW AND HIGHLIGHTS

NICHOLS SAWMILL ROAD

This +/- 17-acre property is located on Nichols Sawmill Road in Magnolia, Texas, within the Magnolia Independent School District. This site offers immediate ingress/egress to downtown Magnolia, FM 1488, FM 1774, Highway 249, and the 99 Grand Parkway to the South. Additionally, the site features access and approximately 1,205 feet of frontage on Nichols Sawmill Road.

This property has access to water and sewer services provided by the City of Magnolia and is located within the ETJ of Magnolia, Texas, opening the door to a wide range of development opportunities. The property features a 100-year and 500-year floodplain along the site's western boundary and also features some floodway (Arnold Branch Creek, which drains south to Spring Creek), which creates natural outfall and drainage. No wetlands, pipelines, or major easements encumber the property.

This site is ideally positioned to capitalize on the explosive growth of Magnolia, while providing immediate access to all of the main arterials in the area. Proximity to new developments, like "Audubon Magnolia" by Sam Yager Inc., "Grand Magnolia" by Land Tejas, and the proposed billion-dollar mixed-use Town Center by Tannos Development, this property provides a rare opportunity to secure a strategically located land position with maximum exposure and minimal development challenges amongst thousands of upcoming rooftops in one of the most sought-after cities in Texas.

The combination of strategic frontage, utility access, flexible ETJ location, and proximity to major master-planned developments positions Nichols Sawmill Road as a compelling land investment opportunity within one of Montgomery County's premier growth corridors.

- Approximately 17 Acres of Development Land in Magnolia, Texas
- Located Within the Magnolia ETJ Providing Flexible Development Opportunities
- Access to City of Magnolia Water and Sewer Services
- Immediate Connectivity to FM 1488, FM 1774, Highway 249, SH 99, and Downtown Magnolia
- Free of Wetlands, Pipelines, and Major Easements
- Positioned Within One of Montgomery County's Fastest-Growing Residential Markets
- Adjacent to Proposed Billion-Dollar Mixed-Use Town Center Development
- Rare Large-Acreage Development Site in One of Texas' Most Desirable Growth Corridors

PROPERTY SIZE

+/- 17.00 Acres

PRICE

Contact Broker for Pricing

SCHOOL

Magnolia Independent School District

FLOODPLAIN

None

UTILITIES

City of Magnolia Water and Sewer

FRONTAGE

+/- 1,205 Feet on Nichols Sawmill Road

ACCESS

Nichols Sawmill Road

DETENTION

To Be Determined

TAX INFORMATION

To Be Determined

FOR MORE INFORMATION CONTACT:

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MARKET OVERVIEW AND DEMOGRAPHICS

NICHOLS SAWMILL ROAD

MAGNOLIA, TEXAS

Located strategically along the path of growth and development, Magnolia is a city in Texas that serves as a pivotal hub in the Southwest Montgomery County sector, bridging the gap between Tomball and Montgomery. The city is positioned approximately 10 miles from The Woodlands and Tomball, with convenient access to key arteries like TX-249, FM 1488, and TX-99 Grand Parkway, along with its proximity to Houston, Cypress, Conroe, and College Station. Magnolia has experienced consistent population growth, average nearly five percent per year, and is emerging as an attractive area for development.

The surge in single-family housing is actively reshaping the landscape in and around Magnolia. With a convenient 30-mile commute to downtown Houston and proximity to nearby economic powerhouses like The Woodlands offering lucrative opportunities in the medical and energy sectors, Magnolia has become a magnet for developers and master planned communities. Its scenic wooded surroundings and varied topography appeal to out-of-state transplants seeking diverse housing options in Houston's suburban markets, as well as former Harris County residents in search of more spacious living quarters. This residential boom is accompanied by significant infrastructure developments, with nearly 50 Municipal Utility Districts (MUDs) cropping up in the once-rural areas surrounding Magnolia.

This expansion is evident through the emergence of communities all over the Southwest corridor of Montgomery County around Magnolia. Notable examples include Sam Yager Incorporated's Audubon Magnolia Development, Colton by AiriaDevelopment Company, Kresston by Johnson Development, Emory Glen by Empire Continental, Friendswood Development Company's Magnolia Ridge, High Meadow Development's High Meadow Estates, NorthGrove by Toll Brothers; Grand Pines by DR Horton, Spring Creek by Ashton Woods, Ranch Crest by White Oak Developers; and neighborhoods such as Mustang Ridge, Lakes of Magnolia, Stallion Lakes, Grand Oaks, High Meadow Ranch and Williams Trace.

In anticipation of this growth, the Texas Department of Transportation (TXDOT) is undertaking various infrastructure projects to accommodate the increasing population. These projects include widening FM 1488, repairing FM 1486, widening Highway 242 and FM 2978, improving TX-249, and constructing Grand Pines Road. These efforts aim to enhance traffic flow and support the continued growth and prosperity of Magnolia as a desirable residential and commercial destination.



DEMOGRAPHICS	2	5	10
Residential Count	7,619	52,899	139,791
Avg HH Income	\$178,148	\$137,438	\$139,660
2025 - 2030 Projected Growth	17.50%	14.08%	13.25%

MAGNOLIA, TEXAS
1.2 MILES



**FUTURE PROPOSED \$1B
MAGNOLIA TOWN CENTER**
BY TANNOS DEVELOPMENT | +/- 200 ACRES

**AUDUBON MAGNOLIA
MASTER PLANNED COMMUNITY**
BY SAM YAGER | +/- 5,000 HOMES
2,600 MULTI-FAMILY UNITY | CLASS A RETAIL

MAGNOLIA RIDGE
BY FRIENDSWOOD DEVELOPMENT | +/- 700 HOMES

**MAGNOLIA
INTERMEDIATE SCHOOL**

**MAGNOLIA
JUNIOR HIGH SCHOOL**

TIMBER HOLLOW
BY BEAZER HOMES | +/- 100 HOMES

MUSTANG RIDGE
BY KB HOMES | +/- 230 HOMES

**MAGNOLIA WEST
HIGH SCHOOL**

FM 1488 **15,929 VPD**

UNITY PARK



**MAGNOLIA
INDEPENDENT SCHOOL DISTRICT**



NICHOLS SAWMILL RD **12,151 VPD**

HOUSTON, TEXAS
44.5 MILES

INDIGO LAKES
+/- 575 HOMES

HIGH MEADOW RANCH
GOLF CLUB | 6.3 MILES

GLEN OAKS
+/- 500 HOMES

 **NICHOLS SAWMILL RD** 12,151 VPD

SAWMILL VALLEY
+/- 75 HOMES



SITE



CONROE, TEXAS
24.5 MILES

**AUDUBON MAGNOLIA
MASTER PLANNED COMMUNITY**
BY SAM YAGER | +/- 5,000 HOMES
2,600 MULTI-FAMILY UNITY | CLASS A RETAIL

GLEN OAKS
+/- 500 HOMES



**MAGNOLIA
INTERMEDIATE SCHOOL**



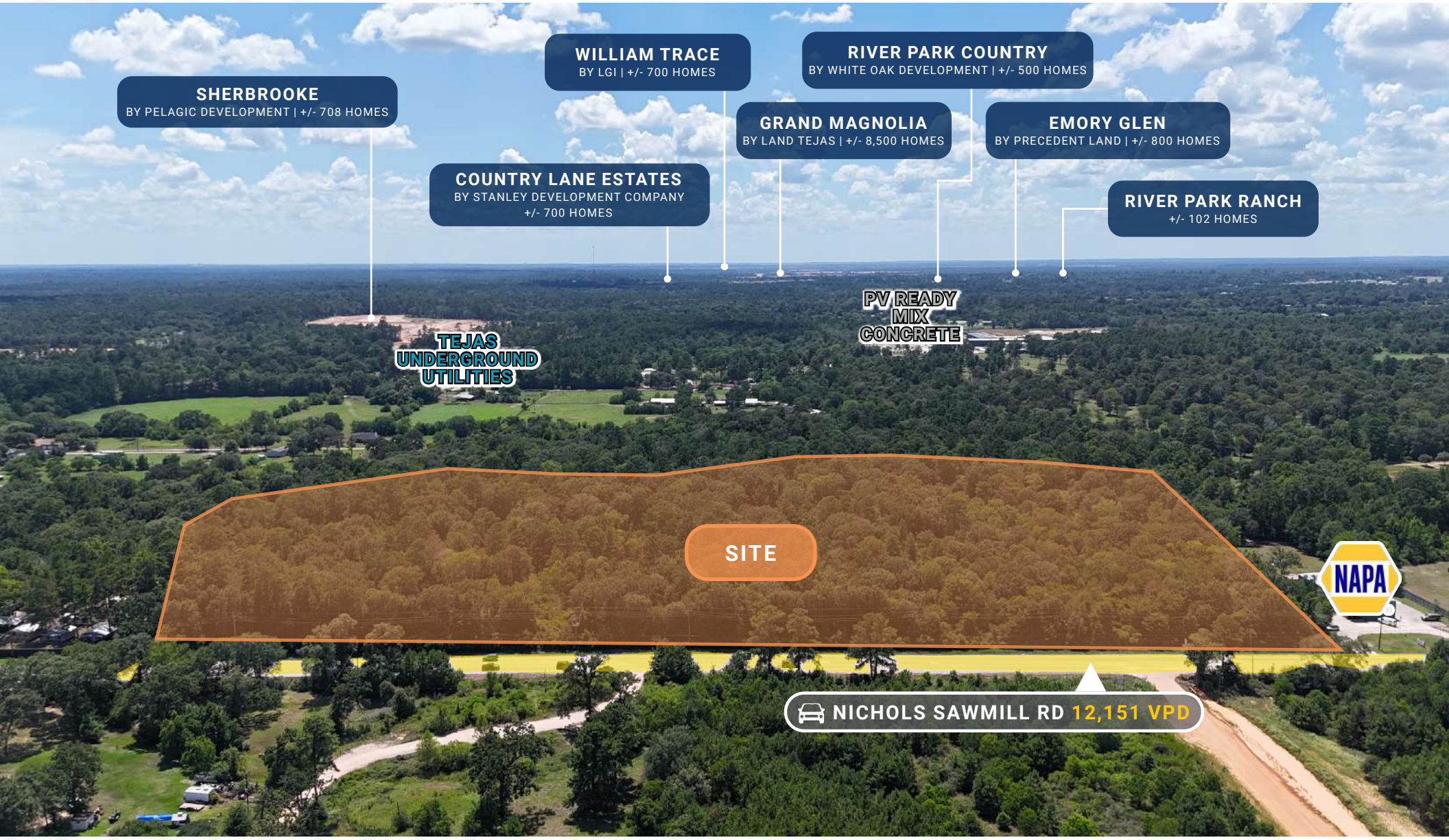
**MAGNOLIA
JUNIOR HIGH SCHOOL**

SAWMILL VALLEY
+/- 75 HOMES

 **NICHOLS SAWMILL RD 12,151 VPD**



SITE



SHERBROOKE
BY PELAGIC DEVELOPMENT | +/- 708 HOMES

COUNTRY LANE ESTATES
BY STANLEY DEVELOPMENT COMPANY
+/- 700 HOMES

WILLIAM TRACE
BY LGI | +/- 700 HOMES

GRAND MAGNOLIA
BY LAND TEJAS | +/- 8,500 HOMES

RIVER PARK COUNTRY
BY WHITE OAK DEVELOPMENT | +/- 500 HOMES

EMORY GLEN
BY PRECEDENT LAND | +/- 800 HOMES

RIVER PARK RANCH
+/- 102 HOMES

**TEJAS
UNDERGROUND
UTILITIES**

**PV READY
MIX
CONCRETE**

SITE

 **NICHOLS SAWMILL RD 12,151 VPD**



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Activity ID ZAG0040321

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Marcus & Millichap
THE FLORENCE GROUP

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Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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IABS 1-2