



Each office independently owned and operated

COMMERCIAL ADVISORS GROUP, RE/MAX INTEGRITY

23309 Kuykendahl Rd. | Ste B

Tomball, TX 77375

281.686.9445

COMMERCIALSPACEHOUSTON.COM

FOR LEASE

RETAIL PROPERTY

# 18423 FM 1488, SUITE B 1

18423 FM 1488, MAGNOLIA, TX 77354



PRESENTED BY:

**PATRICK J. BUCKHOFF,**  
CCIM

Principal & Broker Associate

832.560.2100

patrick@commercialspacehouston.com

TX #587831

# 18423 FM 1488

18423 FM 1488, MAGNOLIA, TX 77354



## OFFERING SUMMARY

Lease Rate:	Call for Pricing
Building Size:	3,457 SF
Lot Size:	1.9 Acres

## PROPERTY OVERVIEW

Located perfectly between the intersection of SH 249 and FM 1774, this fully built out space is well suited for anyone needing a second generation restaurant space. Call today to schedule your tour.

## PROPERTY HIGHLIGHTS

- Average HH Income \$108,935
- Key Travel Times:
- Less than 1 minute to FM 1774
- 5 minutes to SH 249
- 17 Min to FM 2978
- 17 Min to The Woodlands
- 17 Min to 99 Grand Parkway
- 23 Min to 242



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ADDITIONAL PHOTOS

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## RETAIL PROPERTY

**18423 FM 1488**

Google

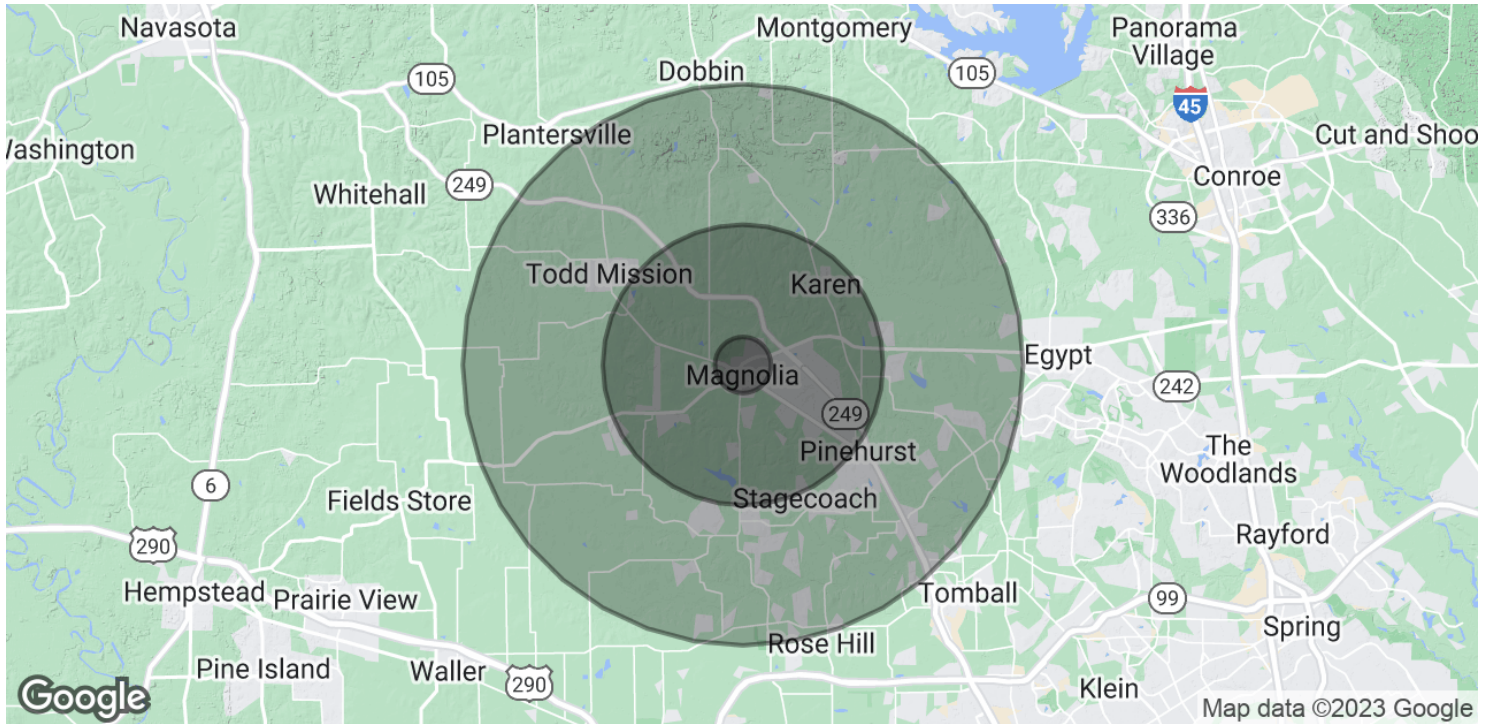


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## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	1,065	20,313	68,017
Average Age	37.9	38.2	36.8
Average Age (Male)	35.4	35.7	36.0
Average Age (Female)	41.3	40.5	37.6

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	357	6,822	22,331
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$85,069	\$91,860	\$88,714
Average House Value	\$229,733	\$240,808	\$215,058

\* Demographic data derived from 2020 ACS - US Census



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## Executive Summary

18423 FM 1488 Rd, Magnolia, Texas, 77354  
Drive Time: 5, 10, 15 minute radii

RE/MAX Commercial Advisors Group by Esri

Latitude: 30.21416  
Longitude: -95.75109

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	790	7,444	21,576
2010 Population	1,294	12,561	35,154
2020 Population	1,976	17,374	46,581
2025 Population	2,273	20,291	53,885
2000-2010 Annual Rate	5.06%	5.37%	5.00%
2010-2020 Annual Rate	4.22%	3.22%	2.78%
2020-2025 Annual Rate	2.84%	3.15%	2.96%
2020 Male Population	49.1%	49.6%	49.7%
2020 Female Population	50.9%	50.4%	50.3%
2020 Median Age	40.2	38.6	39.6

In the identified area, the current year population is 46,581. In 2010, the Census count in the area was 35,154. The rate of change since 2010 was 2.78% annually. The five-year projection for the population in the area is 53,885 representing a change of 2.96% annually from 2020 to 2025. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	81.9%	84.0%	84.1%
2020 Black Alone	7.2%	3.9%	3.4%
2020 American Indian/Alaska Native Alone	0.6%	0.8%	0.8%
2020 Asian Alone	1.1%	0.7%	0.7%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	6.8%	7.9%	8.4%
2020 Two or More Races	2.4%	2.7%	2.5%
2020 Hispanic Origin (Any Race)	17.0%	21.8%	21.7%

Persons of Hispanic origin represent 21.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.3 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	123	143	143
2000 Households	285	2,573	7,339
2010 Households	487	4,228	11,944
2020 Total Households	719	5,736	15,724
2025 Total Households	826	6,664	18,132
2000-2010 Annual Rate	5.50%	5.09%	4.99%
2010-2020 Annual Rate	3.87%	3.02%	2.72%
2020-2025 Annual Rate	2.81%	3.04%	2.89%
2020 Average Household Size	2.75	3.03	2.96

The household count in this area has changed from 11,944 in 2010 to 15,724 in the current year, a change of 2.72% annually. The five-year projection of households is 18,132, a change of 2.89% annually from the current year total. Average household size is currently 2.96, compared to 2.94 in the year 2010. The number of families in the current year is 12,629 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 15, 2020

## Executive Summary

18423 FM 1488 Rd, Magnolia, Texas, 77354  
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RE/MAX Commercial Advisors Group by Esri  
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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	15.3%	14.0%	14.1%
<b>Median Household Income</b>			
2020 Median Household Income	\$68,956	\$77,713	\$80,973
2025 Median Household Income	\$77,907	\$83,054	\$87,738
2020-2025 Annual Rate	2.47%	1.34%	1.62%
<b>Average Household Income</b>			
2020 Average Household Income	\$97,534	\$107,007	\$108,935
2025 Average Household Income	\$108,178	\$117,337	\$119,168
2020-2025 Annual Rate	2.09%	1.86%	1.81%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$33,419	\$35,656	\$36,909
2025 Per Capita Income	\$37,013	\$38,937	\$40,266
2020-2025 Annual Rate	2.06%	1.78%	1.76%

### Households by Income

Current median household income is \$80,973 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$87,738 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$108,935 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$119,168 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$36,909 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,266 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	133	144	145
2000 Total Housing Units	321	2,778	7,947
2000 Owner Occupied Housing Units	242	2,257	6,519
2000 Renter Occupied Housing Units	44	316	820
2000 Vacant Housing Units	35	205	608
2010 Total Housing Units	548	4,561	12,806
2010 Owner Occupied Housing Units	372	3,501	10,191
2010 Renter Occupied Housing Units	115	727	1,753
2010 Vacant Housing Units	61	333	862
2020 Total Housing Units	757	6,025	16,483
2020 Owner Occupied Housing Units	560	4,817	13,368
2020 Renter Occupied Housing Units	159	919	2,356
2020 Vacant Housing Units	38	289	759
2025 Total Housing Units	856	6,963	18,937
2025 Owner Occupied Housing Units	657	5,639	15,503
2025 Renter Occupied Housing Units	169	1,025	2,629
2025 Vacant Housing Units	30	299	805

Currently, 81.1% of the 16,483 housing units in the area are owner occupied; 14.3%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 12,806 housing units in the area - 79.6% owner occupied, 13.7% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 11.87%. Median home value in the area is \$273,433, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.25% annually to \$320,905.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

October 15, 2020



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

### 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.

**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.

**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.

<b>RE/MAX Integrity</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Esther Cordova</b>	<b>0208532</b>	<b>mecordova1@aol.com</b>	<b>(281)370-5100</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Patrick Buckhoff, CCIM</b>	<b>587831</b>	<b>patrick@commercialspacehouston.com</b>	<b>(281)686-9445</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379

Patrick Buckhoff

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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Gustavo Guido

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