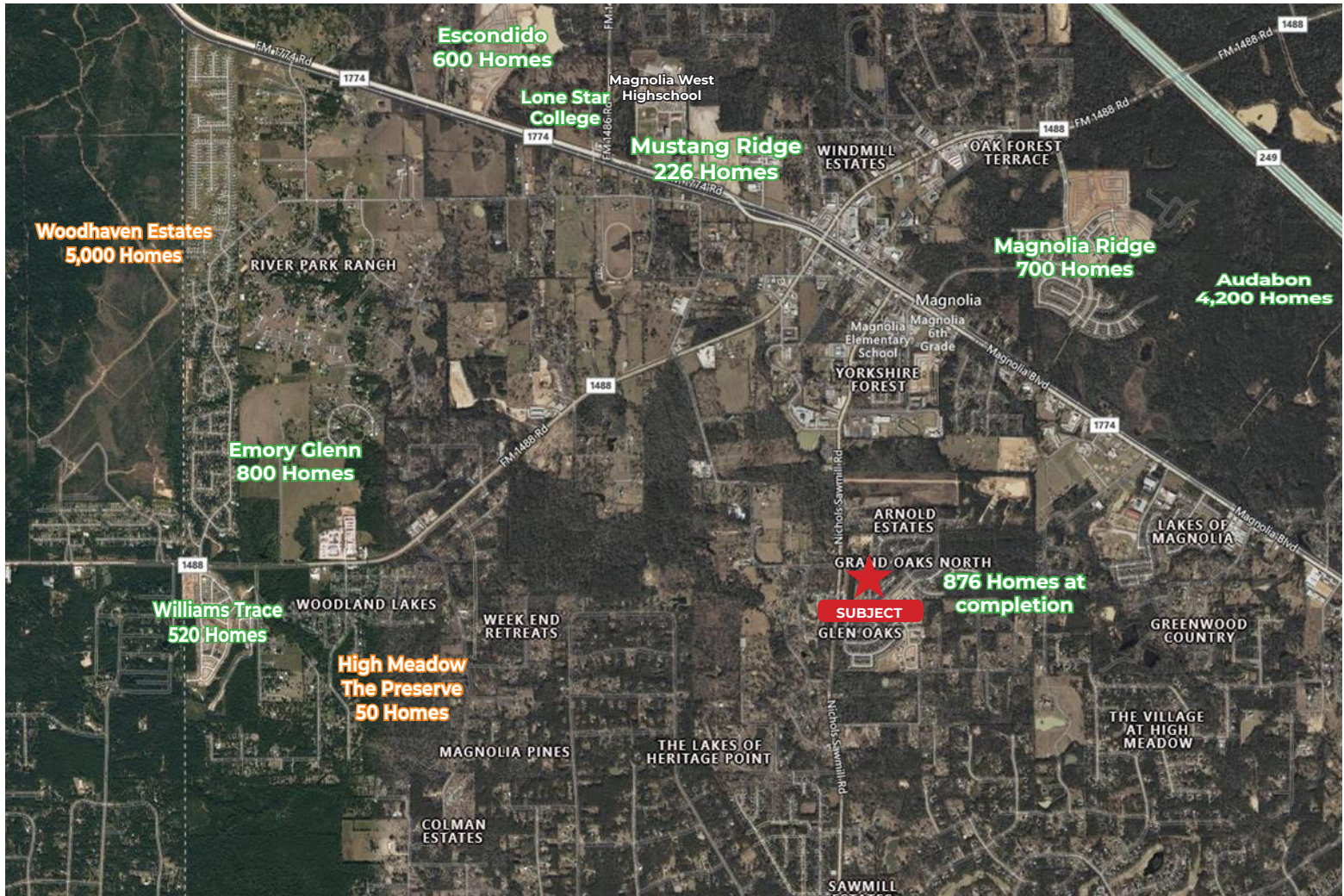


FOR SALE

±2.9ACRES|NICHOLSSAWMILLRD.,SOUTH OFMAGNOLIABLVD(FM1774)MAGNOLIA,TX



UNDER CONSTRUCTION



PLANNED CONSTRUCTION

FOR MORE INFORMATION CONTACT:

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Property

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Property Highlights

±2.9ACRES|NICHOLSSAWMILLRD.,SOUTHOFMAGNOLIABLVD(FM1774)MAGNOLIA,TX

Location	EastlineofNicholsSawmillRd.NorthofGrandOaks Blvd1.3MilesSouthofMagnoliaBlvd(FM1774)
Land Size	±126,324 SF or 2.9 Acres
Utilities	Grand Oaks MUD
Frontage	Approximately 655 feet on Nichols Sawmill
Detention	No onsite Detention Required
Flood Plain	Outside the 100 & 500 - Year Flood Plain
Submarket	Northwest - Magnolia Area
Zoning	Unrestricted Reserve
Possible Uses	Retail, Day Care, Service
Asking Price	Call Broker for Price

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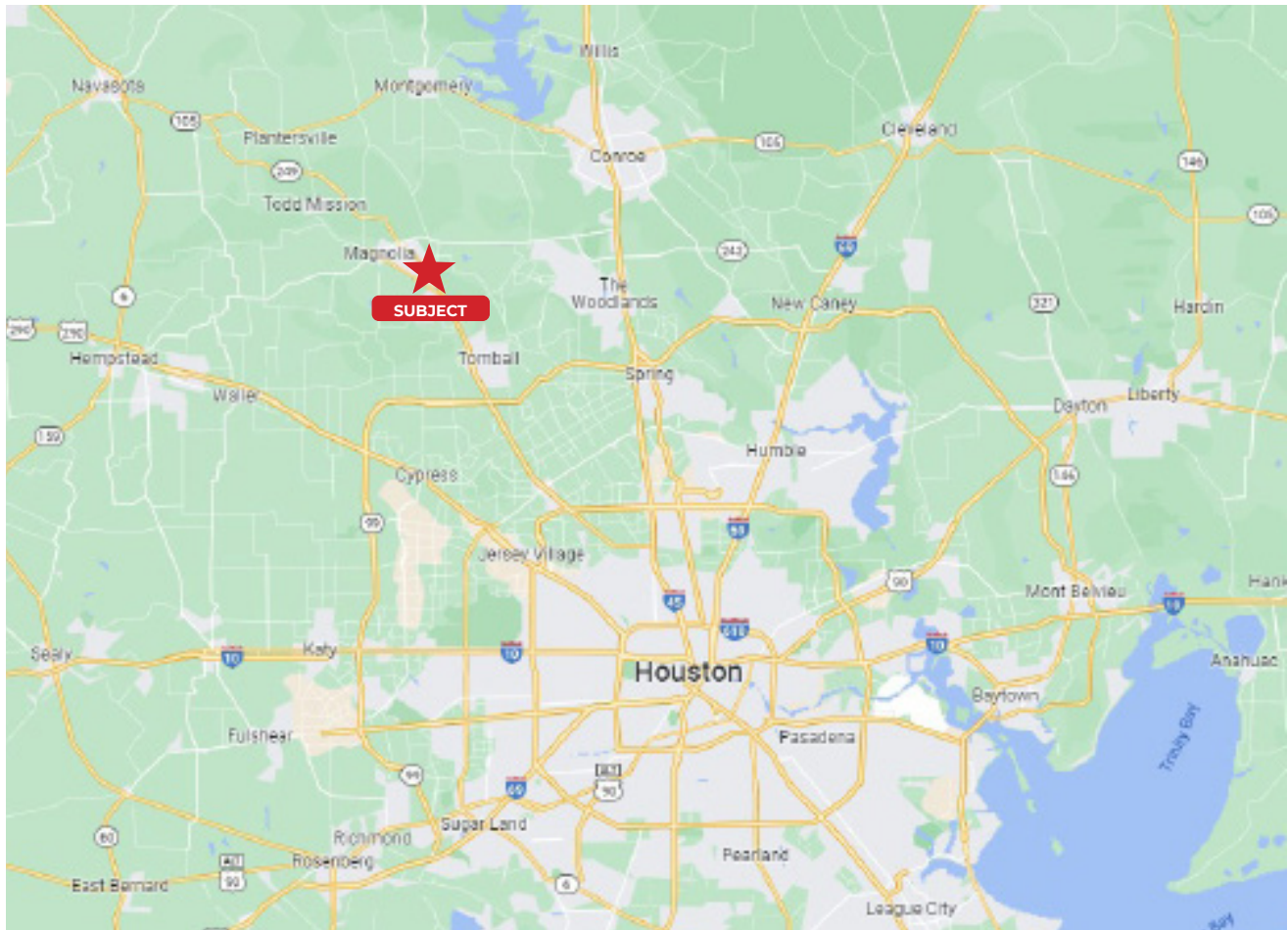
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Area Demographics

±2.9ACRES|NICHOLSSAWMILLRD.,SOUTH OFMAGNOLIABLVD(FM1774)MAGNOLIA,TX



THE CYNTHIA WOODS PAVILION

23 MILES

GALLERIA

43 MILES

BUSH AIRPORT

42 MILES

HOBBY AIRPORT

55 MILES

DOWNTOWN

46 MILES



POPULATION

1 Mile	3 Miles	5 Miles
--------	---------	---------

2,106	15,487	34,683
-------	--------	--------



AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
--------	---------	---------

\$127,034	\$114,001	\$114,716
-----------	-----------	-----------



TRAFFIC COUNT

Nichols Sawmill Rd	9,500 CPD
--------------------	-----------

Magnolia Blvd	14,211 CPD
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Area Map

±2.9ACRES|NICHOLSSAWMILLRD.,SOUTH OFMAGNOLIABLVD(FM1774)MAGNOLIA,TX



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Flood Plain

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MAP KEY

- 0.2% ANNUAL CHANCE (500-YEAR)
- 1% ANNUAL CHANCE (100-YEAR)

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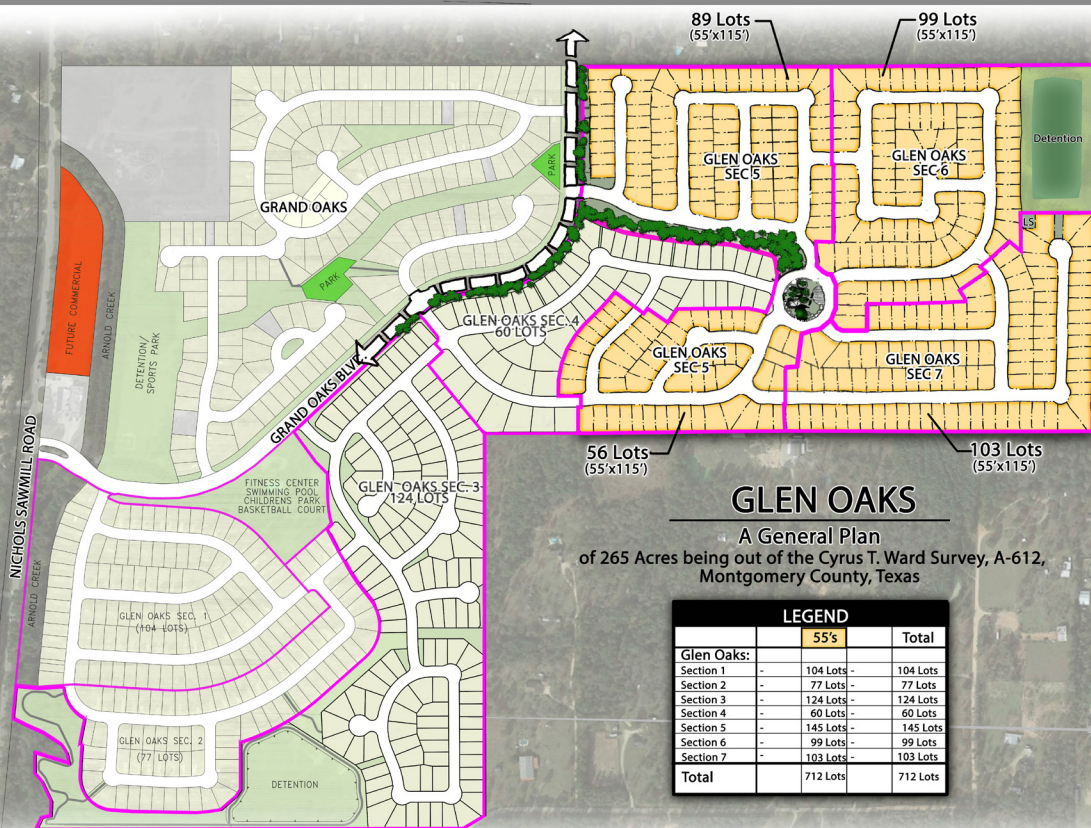
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Glen Oaks Map

±2.9ACRES|NICHOLSSAWMILLRD.,SOUTH OF MAGNOLIA BLVD(FM1774)MAGNOLIA,TX



GLEN OAKS
A General Plan
of 265 Acres being out of the Cyrus T. Ward Survey, A-612,
Montgomery County, Texas

LEGEND		
	55's	Total
Glen Oaks:		
Section 1	104 Lots	104 Lots
Section 2	77 Lots	77 Lots
Section 3	124 Lots	124 Lots
Section 4	60 Lots	60 Lots
Section 5	145 Lots	145 Lots
Section 6	99 Lots	99 Lots
Section 7	103 Lots	103 Lots
Total	712 Lots	712 Lots

NORTH
SCALE: 1"=200'
DATE: 02.01.2021

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE BOUNDARY AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL EASEMENTS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES | CARTER

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TRANSWESTERN PROPERTY COMPANY SW GP, L.L.C.

**SALE/LEASE AMERICANS WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____
Title: _____
Co. Name: _____
Date: _____

PURCHASER

By: _____
Title: _____
Co. Name: _____
Date: _____

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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.

Transwestern Property Company

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Stephen C. Ash Designated Broker of Firm	392519 License No.	steve.ash@transwestern.com Email	713-270-7700 Phone
Carlos P. Bujosa Licensed Supervisor of Sales Agent/ Associate	279938 License No.	carlos.bujosa@transwestern.com Email	713-272-1289 Phone
A. David Schwarz III, SIOR Sales Agent/Associate's Name	156675 License No.	david.schwarz@transwestern.com Email	713-270-3371 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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