MAGNOLIA CROSSING

Incredible 12± acre investment opportunity located in the growing and booming area of Magnolia, Texas.
Montgomery County

12± Acres

Great Access

Cleared Pasture

Located in Magnolia, Texas

Minutes from The Woodlands, Texas

Incredible Wooded Areas

Excellent Investment Opportunity
An amazing investment property opportunity is available in the booming city of Magnolia, northwest of Houston. This ±12 acre ranch property for sale in Montgomery County, Texas is located on the brand new access road from FM 149 to FM 1488 adjacent to the recently completed FM 1488 overpass project. The parcel is just northwest of The Woodlands on busy FM 1488 between the towns of Egypt and Magnolia. The site is less than 15 miles west of I-45 and less than five miles north of Hwy 249.

The recent explosive growth around Magnolia prompted the Texas Department of Transportation to approve a $28.5 million dollar project to widen FM 1488 and create an overpass above FM 149 and the Burlington Northern Santa Fe railroad tracks that parallel FM 149. This exciting property opportunity is located on the access road between FM 149 and FM 1488. Across FM 149 from the property is the ±2,000 student Magnolia High School.

Several nearby commercial retail and residential developments are already either in construction or planning. Diagonally across the intersection will be Magnolia Commons, a 142-acre mixed-use development which will include an H-E-B grocery store. The city of Magnolia also anticipates several residential communities to break ground near the overpass, including Magnolia Audubon, a proposed 2,600-acre community, and Reynolds Reserve, a 197-acre development.

Speaking about the new overpass, Tana Ross, economic development coordinator and planning technician for the city of Magnolia, said the overpass will bring significant economic growth to the Magnolia area. “That overpass will definitely be the catalyst for [Magnolia Commons],” Ross said. “Therefore, [the city] will benefit from that new retail center that includes H-E-B as other cities have done before us.”

The property is currently pasture land that is leased for cattle grazing. Paved entrances to the property were poured as part of the overpass construction project.
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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
    o that the owner will accept a price less than the written asking price;
    o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    o 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.

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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<th>Broker’s Licensed Name or Primary Assumed Business Name</th>
<th>License No.</th>
<th>Email</th>
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Buyer/Tenant/Seller/Landlord Initials                       Date               

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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