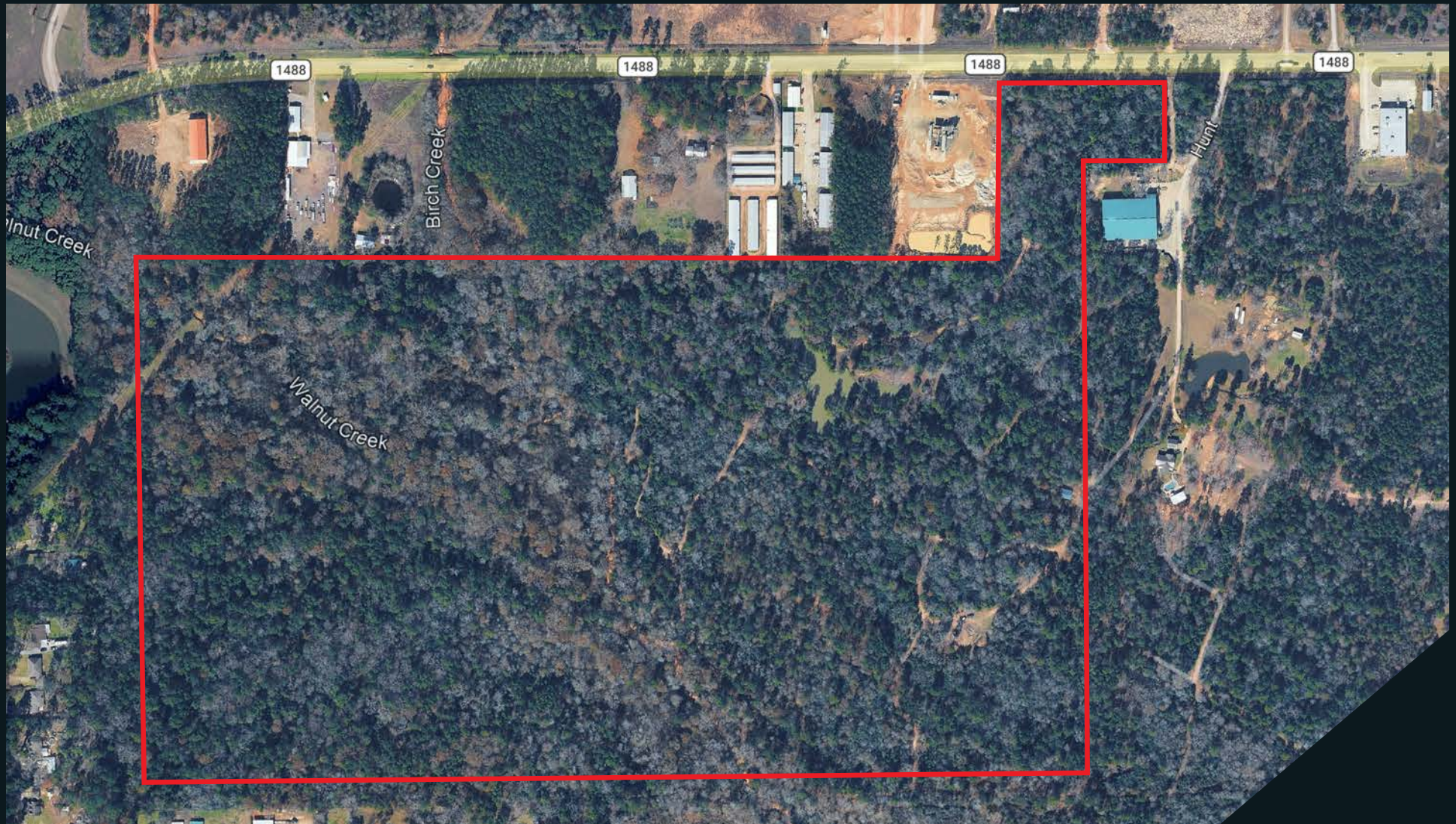


For Sale

FM 1488 MAGNOLIA, TX
±117 Acres of Land



Alex Makris
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Lawrence Hegar
Hegar Group
281-923-3663

partners

Property Summary

FM 1488
MAGNOLIA, TX

Address FM 1488, Magnolia, TX

Size 117 Acres

- Frontage and access from FM 1488
- Close proximity to intersection of FM 1488 and FM 1774
- Waller ISD Schools
- New subdivisions surround property
- Close to grocery (HEB) and shopping



Price - \$49,000 Per Acre

Aerial

FM 1488
MAGNOLIA, TX



Aerial Map - Subdivisions

FM 1488
MAGNOLIA, TX



Demographics

FM 1488
MAGNOLIA, TX

POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	1,612	8,106	21,328
2030 Projected Population	1,381	8,526	22,518
Projected Annual Growth (2025-2030)	-2.9%	1.0%	1.1%

HOUSEHOLDS

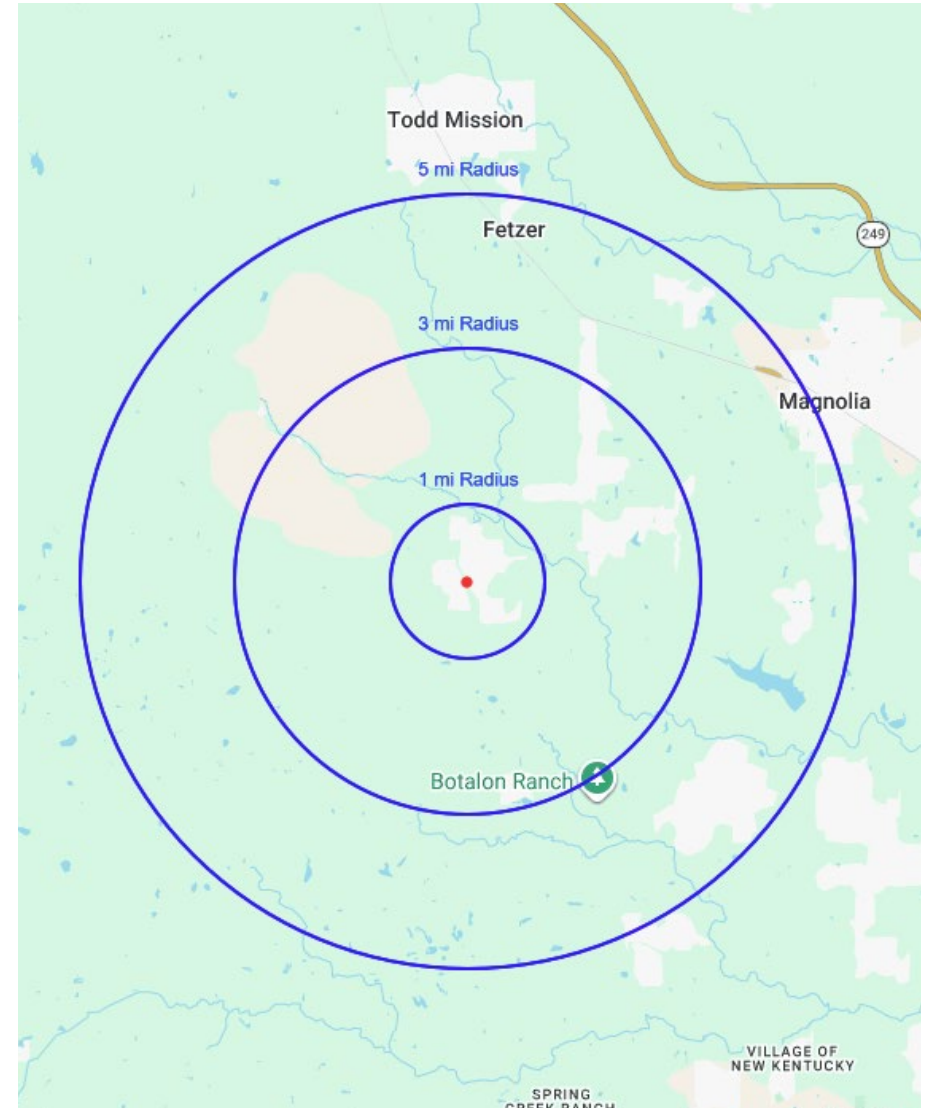
	1 Mile	3 Miles	5 Miles
2025 Households	517	2,720	7,761
2030 Projected Household	468	2,989	7,859
Projected Annual Change (2025-2030)	-1.9%	2.0%	1.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$121,333	\$121,721	\$143,534
Median Household Income (2025)	\$89,718	\$96,521	\$115,078

DAYTIME EMPLOYMENT

	1 Mile	3 Miles	5 Miles
Total Employees	86	516	2,994
Total Businesses	24	128	553



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2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



Information About Brokerage Services



2-10-2025

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.

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.

PCR Brokerage Houston, LLC	9003949	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Alex Makris	413515	alex.makris@partnersrealestate.com	
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov> | TABS 1-1

