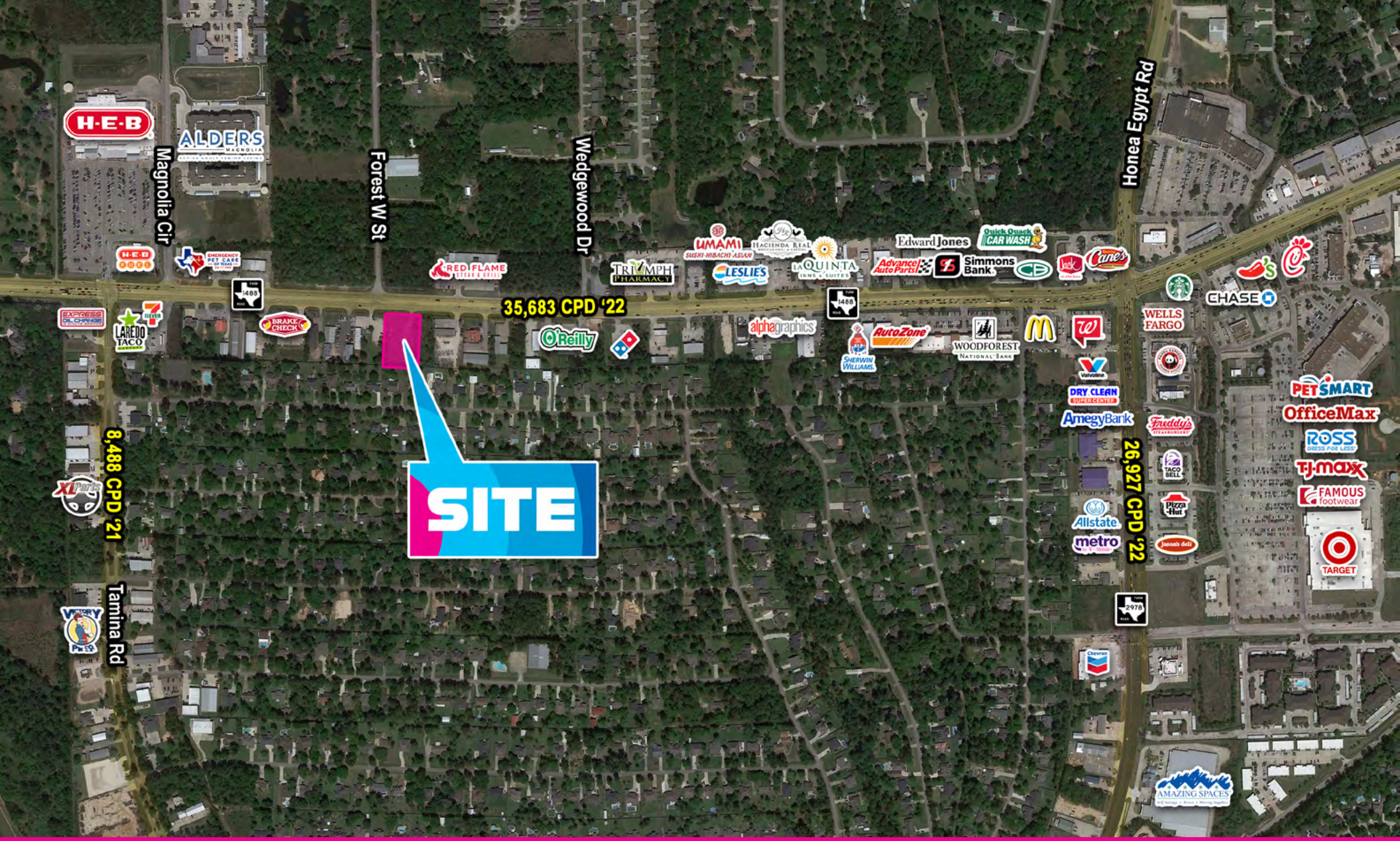


±40,000 SF

LAND AVAILABLE FOR SALE

SEQ FM 1488 & Tamina Rd | Magnolia, TX

BLUE OX

www.BlueOxGroup.com

Sluco Realty Services
"The Source for the Solution"

www.SlucoRealty.com

Property Information:

Address:	7307 FM 1488 Magnolia, TX 77354
Size:	±40,000 SF of Land
Price:	$950,000

Highlights:

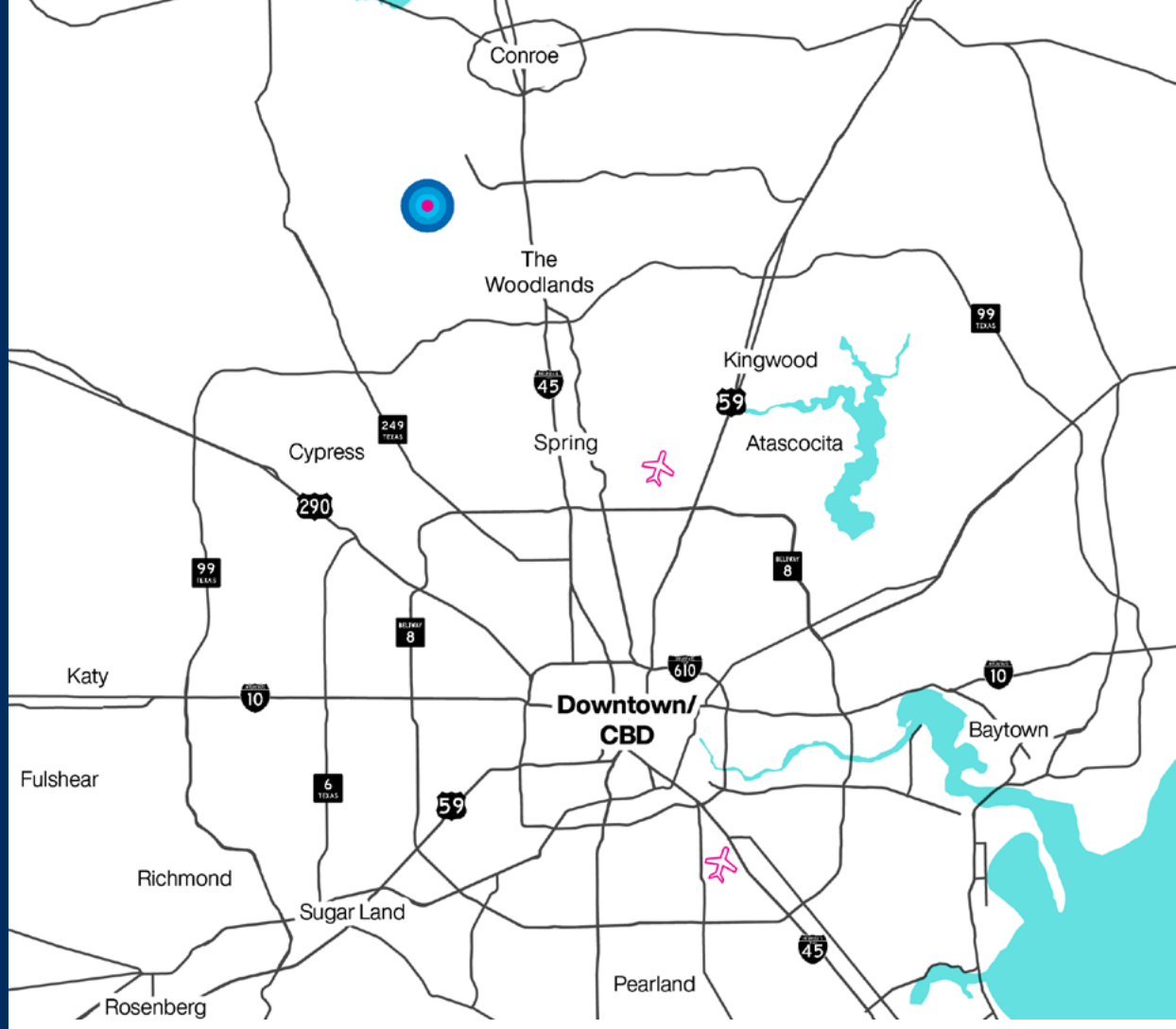
- Located on the south side of FM 1488 east of Tamina Rd at Forest W St in Magnolia, Texas
- ±160' of frontage along FM 1488
- Less than 1 mile west of FM 2978
- National retailers include: H-E-B, Walgreens, O'Reilly Auto Parts, AutoZone, Sherwin Williams, Advance Auto Parts, Raising Canes, Jack in the Box, and McDonalds amongst others

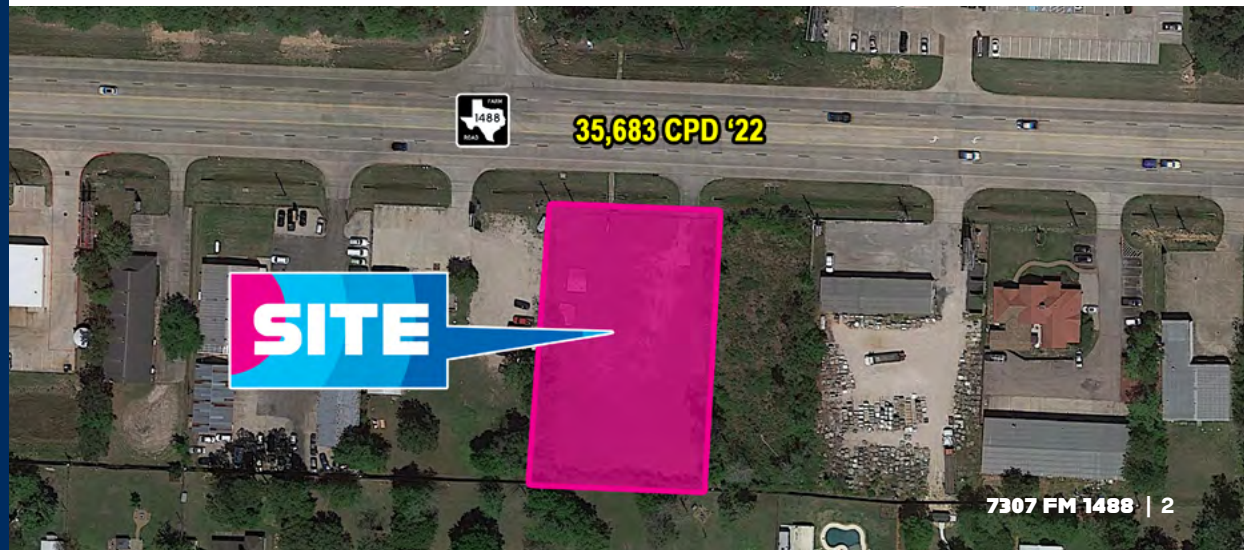
Traffic Counts:

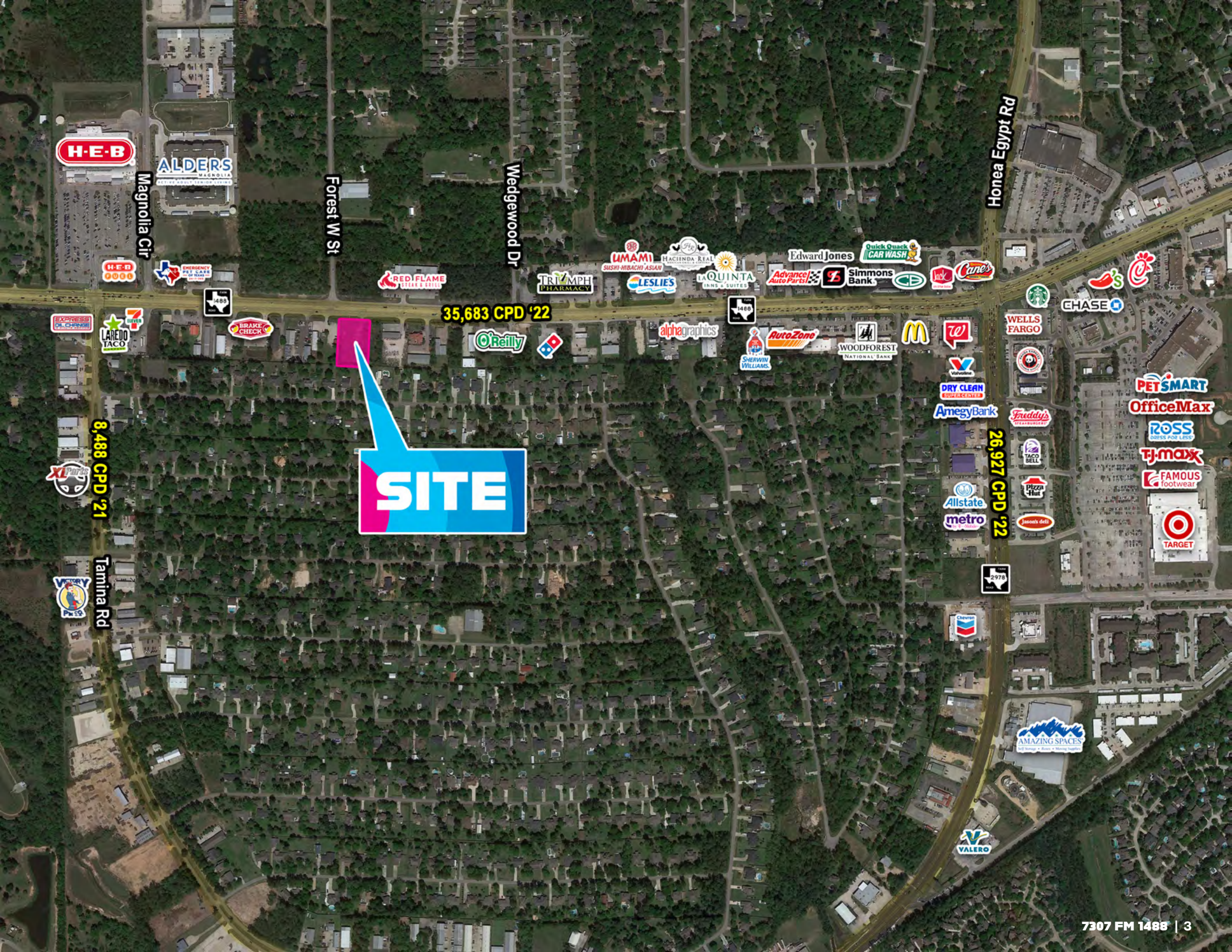
FM 1488:	35,683 CPD '22
FM 2978:	26,927 CPD '22

Demographics:

	1 Mile	3 Miles	5 Miles
Population	6,276	43,346	110,017
Daytime Pop.	4,791	22,158	53,086
Avg HH Income	$169,357	$196,130	$203,649

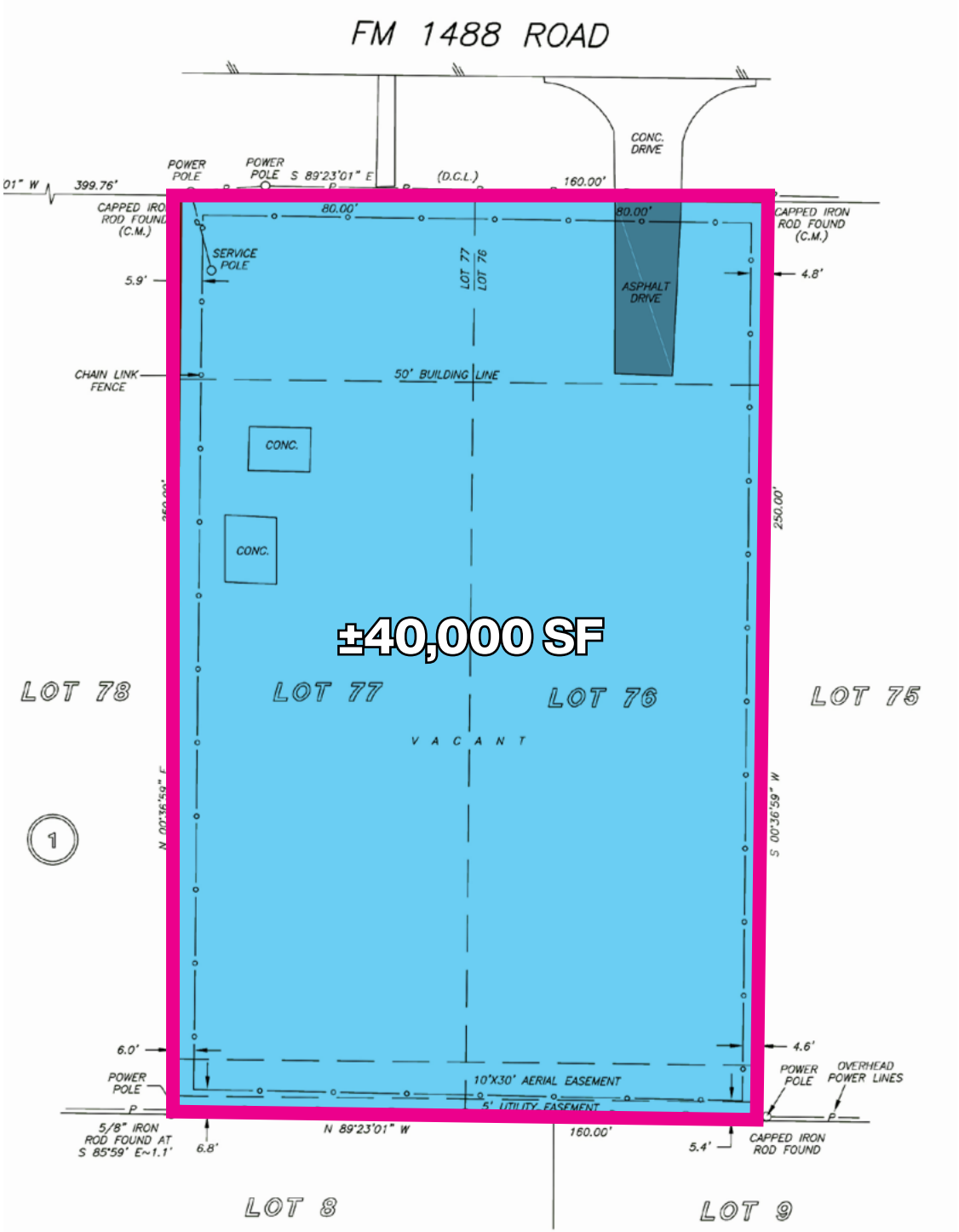




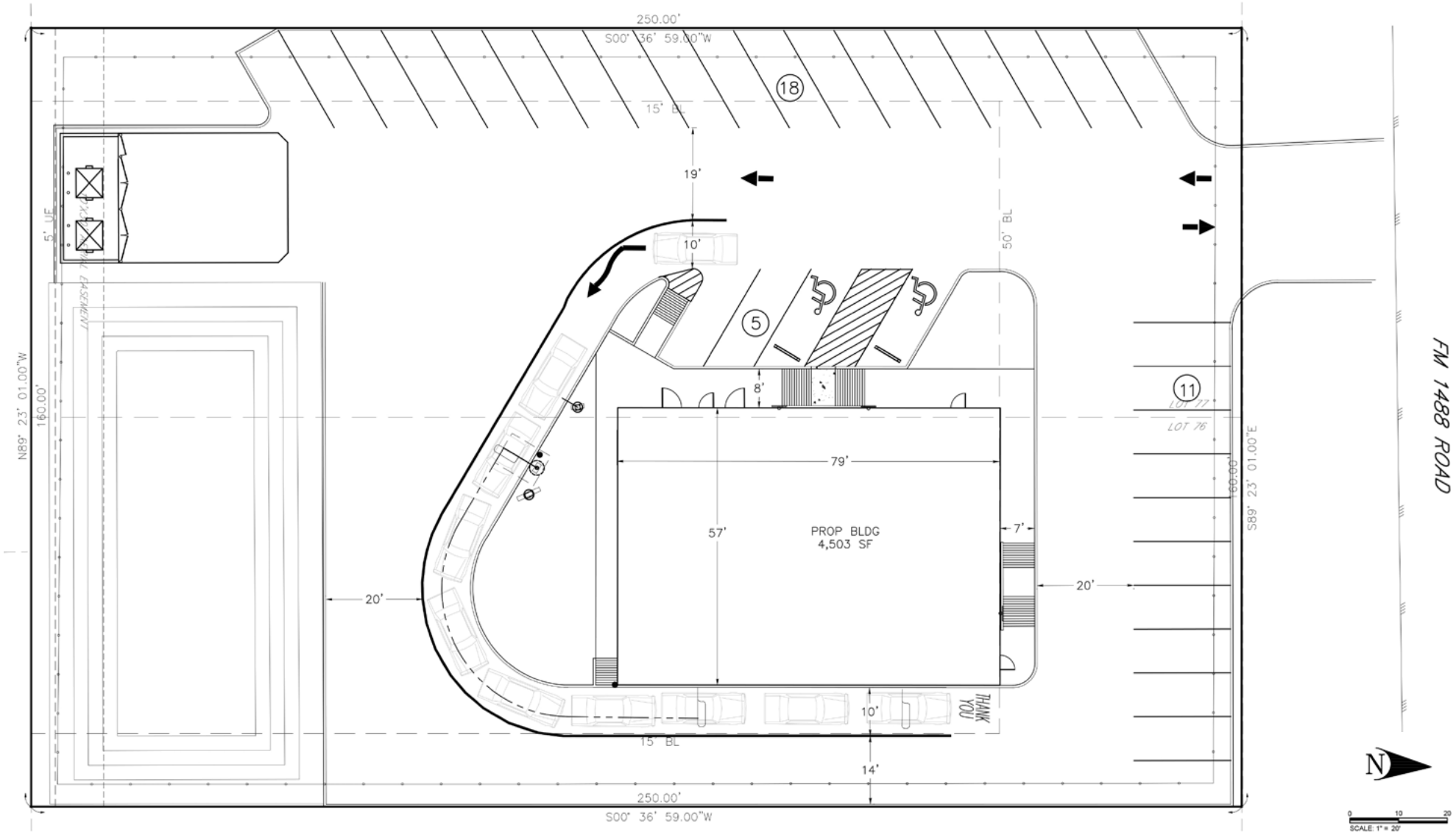

Magnolia Cir
Forest W St
Wedgewood Dr
Honea Egypt Rd
35,683 CPD '22
8,488 CPD '21
26,927 CPD '22
Tamina Rd
SITE
H-E-B
ALDERS
MAGNOLIA
UMAMI
SUSHI-HIBACHI-ASIAN
HACIENDA REAL
LA QUINTA
INNS & SUITES
Edward Jones
Quick Quack CAR WASH
Advance Auto Parts
Simmons Bank
Cane's
TRIUMPH PHARMACY
LESLIE'S
RED FLAME
BRAKE CHECK
O'Reilly
alphagraphics
SHERWIN-WILLIAMS
AutoZone
WOODFOREST NATIONAL BANK
CHASE
WELLS FARGO
PETSMART
OfficeMax
ROSS
DRESS FOR LESS
TJ.maxx
FAMOUS footwear
TARGET
Freddy's
TACO BELL
Pizza Hut
Jason's deli
Allstate
metro
DRY CLEAN SUPERCENTER
AmegyBank
Valvoline
LAREDO TACO
EXPRESS OIL CHANGE
XL Parts
VICTORY PRESS
Chevron
VALERO
AMAZING SPACES

To Woodforest
3,000 Acres with 5,500
new Single Family Homes
$190,000's to over $1 Million
and a 27-Hole
Championship Golf Course
65 AC
Master-Planned
Community
Woodlands Square Blvd
SPEC'S
CHASE
5Point
SUBWAY
The UPS Store
XSCAPE
CVS
H-E-B
Bear Branch
Elementary
SITE
Lake
Windcrest
Golf Club
Legacy
Preparatory
Christian
Academy
Ellisor
Elementary
Research Forest Dr
Del Webb
The Woodlands
550 Homes
Mitchell
Intermediate
Kuykendahl Rd
Bush
Elementary
Kroger
PAPA JOHNS
PETSMART
TARGET
OfficeMax
ROSS
T.J.maxx
FIVE GUYS
Buckview
Elementary
Bear Branch
Junior High
Dretchin
Elementary
Ranch Crossing
Walmart
Woodlands
Country Club
Gary Player
Golf Course
The Club at
Carlton Woods
Golf Course
Woodlands Pkwy
To The Woodlands
28,000 Acre Award Winning
Master Planned Community
Located 27 miles north of
Downtown Houston
Galatas
Elementary
The Woodlands
Country Club

SURVEY


FM 1488 ROAD
CONC. DRIVE
POWER POLE
POWER POLE
S 89°23'01" E
(D.C.L.)
160.00'
399.76'
CAPPED IRON ROD FOUND (C.M.)
80.00'
80.00'
CAPPED IRON ROD FOUND (C.M.)
SERVICE POLE
LOT 77
LOT 76
ASPHALT DRIVE
5.9'
4.8'
CHAIN LINK FENCE
50' BUILDING LINE
CONC.
CONC.
250.00'
±40,000 SF
LOT 78
LOT 77
LOT 76
LOT 75
V A C A N T
S 00°36'59" W
1
6.0'
4.6'
POWER POLE
10'X30' AERIAL EASEMENT
5' UTILITY EASEMENT
POWER POLE
OVERHEAD POWER LINES
5/8" IRON ROD FOUND AT S 85°59' E~1.1'
6.8'
N 89°23'01" W
160.00'
5.4'
CAPPED IRON ROD FOUND
LOT 8
LOT 9

CONCEPTUAL SITE PLAN



TXDOT SCHEMATIC