



Magnolia Springs Retail

7.9 Acres | Magnolia, Texas



In the Heart of Montgomery County

7.9 Acres | *Magnolia, Texas*



Magnolia Springs

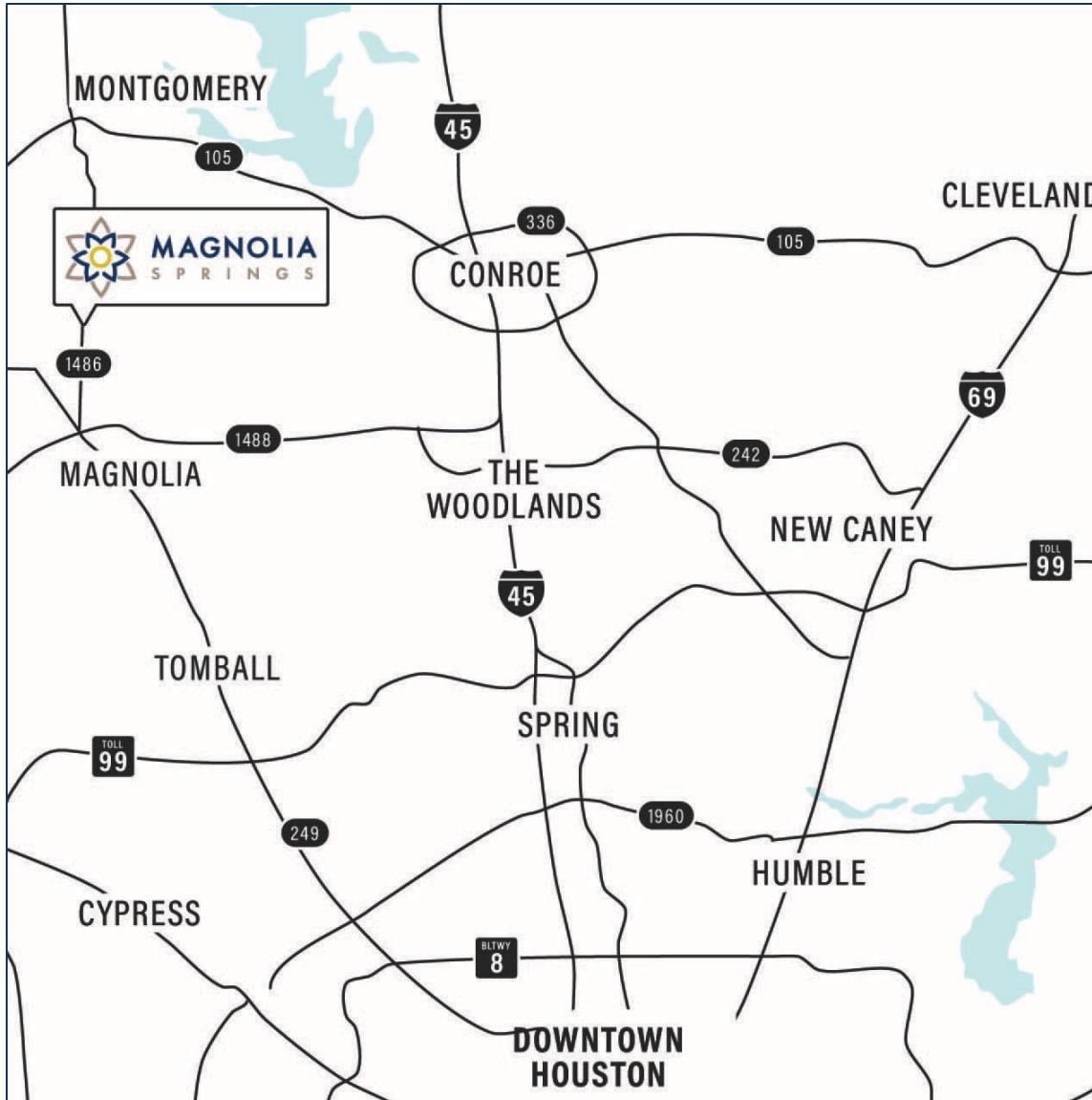
Magnolia Springs is the perfect combination of modern living with picturesque country views. Called, “the gateway to the piney woods,” Magnolia Springs offers an outdoor paradise for residents looking to escape to nature.

- ±665-acre master planned community in Montgomery County
- ±915 single family homes currently under development
- Acres of open green space and wood-lined creeks
- Zoned to Magnolia Independent School District, a top-rated school district in Texas



Property Highlights & Demographics

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Property Highlights

- Magnolia Springs is a 7.9-acre retail development located on FM 1486 at the entrance to the Magnolia Springs residential community
- Minutes from The Woodlands, Conroe, and Montgomery
- Easy access to Aggie Expressway (249) and I-45

Demographics

	5 Miles	10 Miles	15 Miles
Total Population	8,648	64,489	209,200
Population Growth	8.08%	8.04%	7.14%
Average HHI	\$108,538	\$139,311	\$155,698



Upcoming Developments

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Surrounded by Growth

- Over 10,000 new homes under development in a 10-mile radius
- Planned roadway expansions on FM 1488 and FM 1774

Property Site Plan

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