

For Lease

DRIVE-THRU
AVAILABLE

**1,500-3,000 SF
AVAILABLE**
(Will Divide)



Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Suite 800
Houston, Texas 77046
713-623-6944
hproperties.com

126 Roy
126 Roy Street,
Magnolia, Texas 77354

For Lease



Hunington

126 ROY

126 Roy Street, Magnolia, Texas 77354



Property Information

Space For Lease	1,500-3,000 SF (Will Divide) (Drive-Thru Available)
Rental Rate	Call for Pricing
NNN	\$6.00 PSF
Total Sq. Ft.	7,980 SF

Property Highlights

- Property is located at the NEC of Roy Street at FM 1488, across from Magnolia Ridge Residential Community.
- Less than one mile from the main intersection of FM 1774 and FM 1488 and approximately 3 miles from Audubon, a 3.9 Acres master planned community with ±5,000 homes.
- Magnolia is rapidly expanding with new mixed-use developments and residential communities. Major highway improvements are being made in preparation for this growth corridor.

Demographics

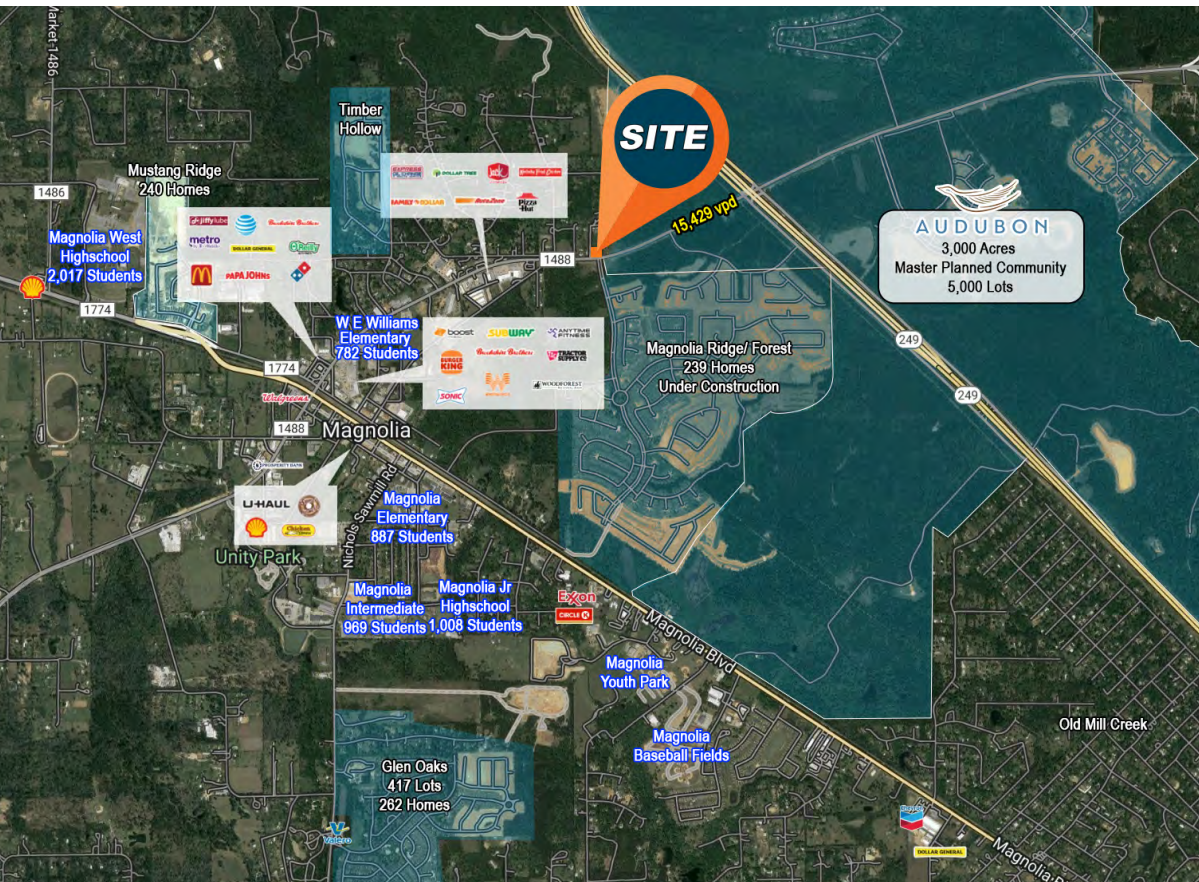
Population (2024)	3 mi. - 10,211
	5 mi. - 29,814
	10 mi. - 118,600
Average Household Income	3 mi. - \$145,359
	5 mi. - \$148,973
	10 mi. - \$150,475
Traffic Count	FM 1488- 15,429 vpd

Contact Information

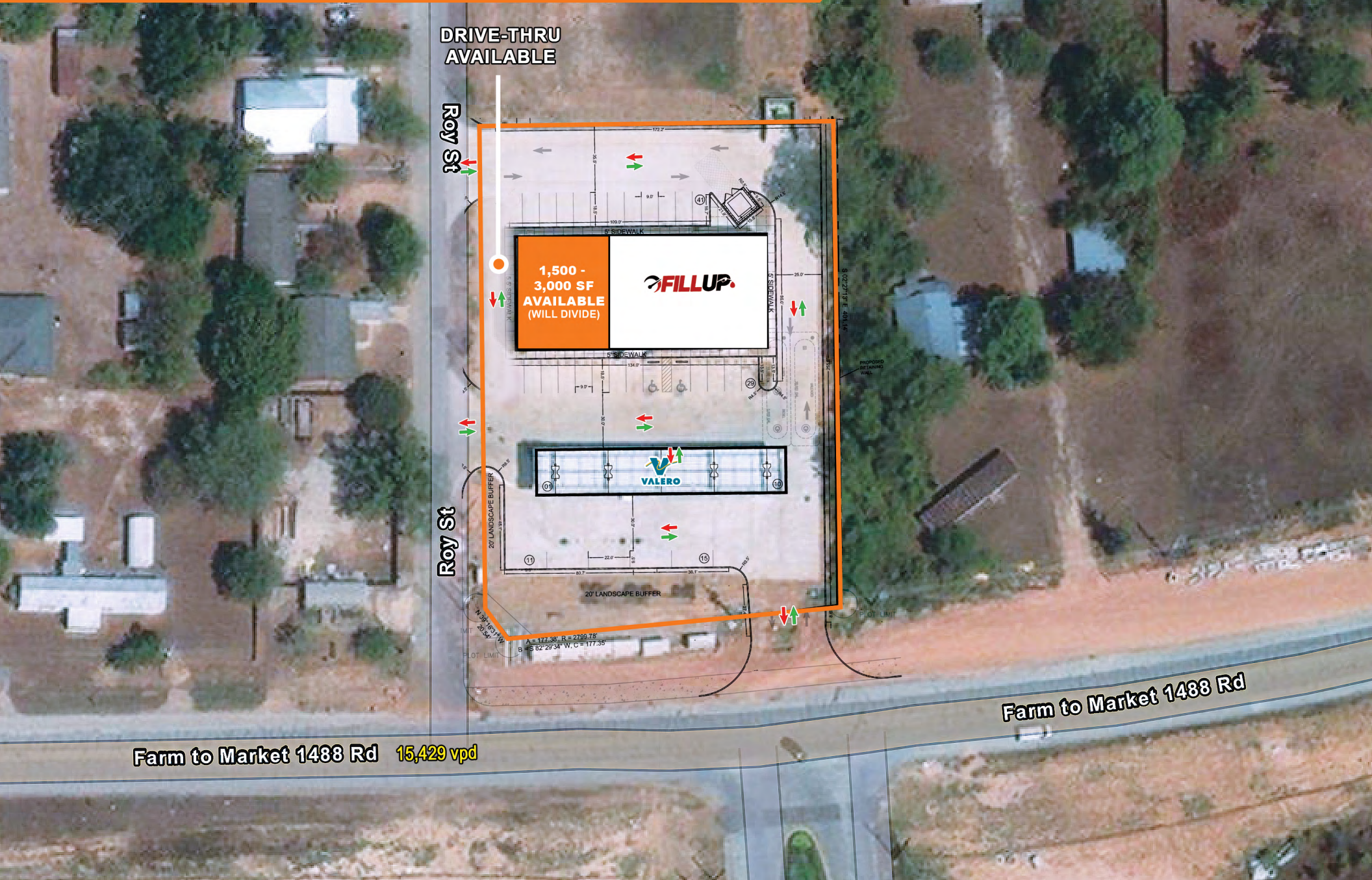
<p>Tooba Patoli Senior Associate Leasing tooba@hpiproperties.com</p>	<p>Abdul Sabha Vice President Leasing abdul@hpiproperties.com</p>
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



For Lease



DRIVE-THRU
AVAILABLE

Roy St

Roy St

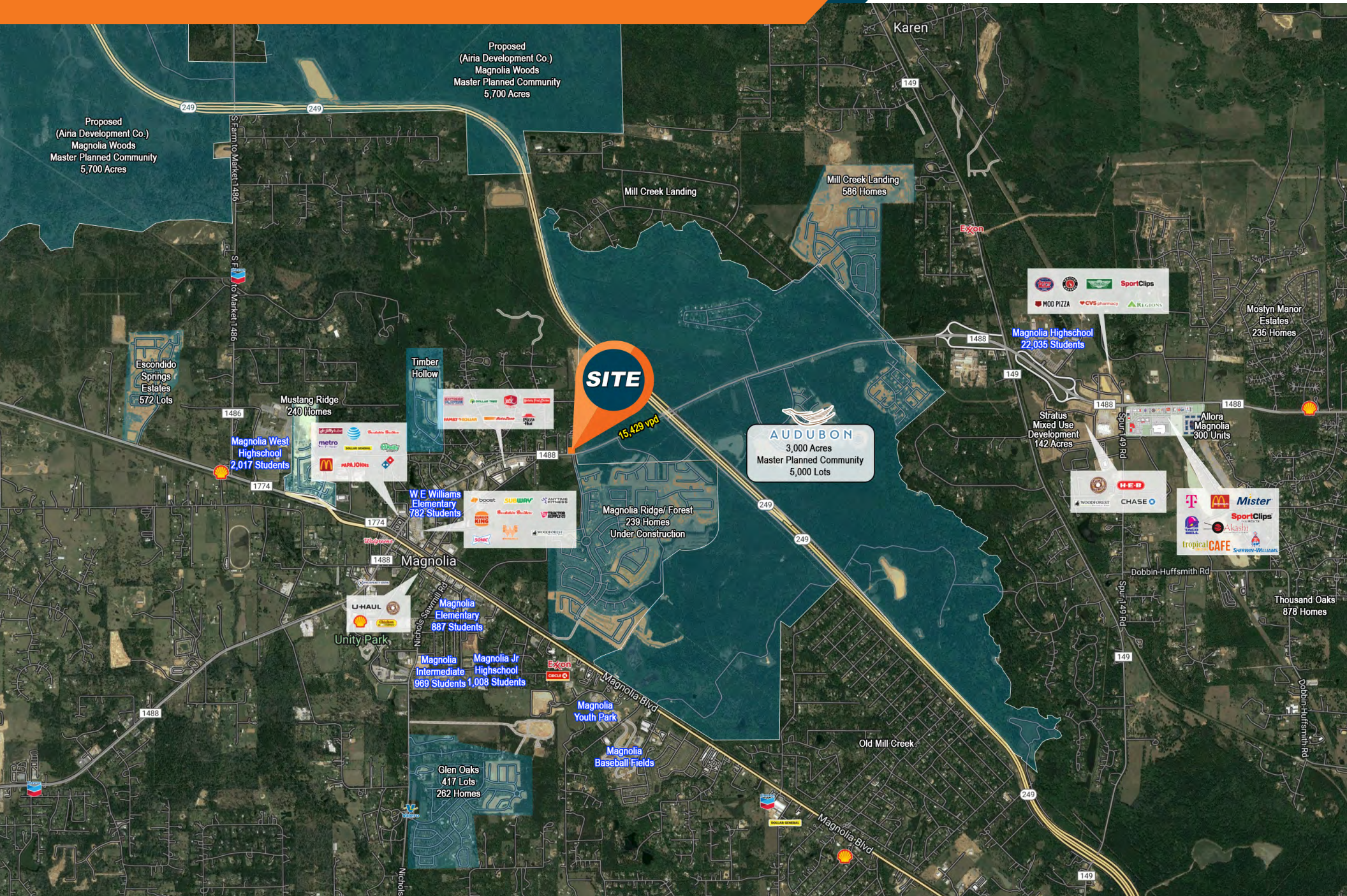
1,500 -
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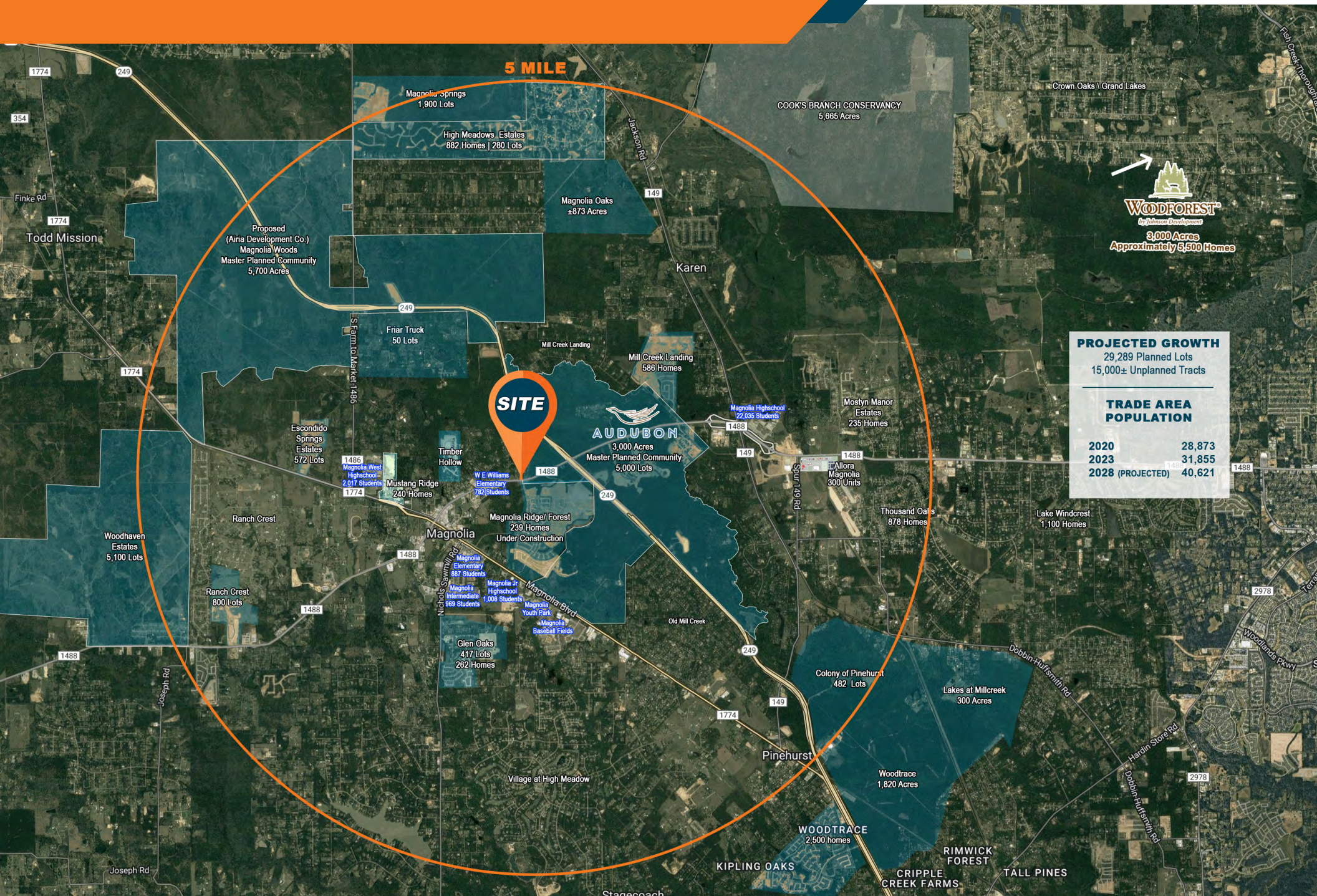
Farm to Market 1488 Rd

Farm to Market 1488 Rd 15,429 vpd

For Lease



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WOODFOREST
by Johnson Development
 3,000 Acres
 Approximately 6,500 Homes

PROJECTED GROWTH
 29,289 Planned Lots
 15,000± Unplanned Tracts

TRADE AREA POPULATION

2020	28,873
2023	31,855
2028 (PROJECTED)	40,621

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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.

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.

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.

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abdul Sabha Tooba Patoli	731889 774821	abdul@hpiproperties.com tooba@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date