

**Property For Sale**  
**Magnolia Bend Retail Center**  
**18423 FM 1488**  
**Magnolia , TX 77354**



**Property Information:**

- . Listing # 138433
- . \$ 3,295,000
- . Built in 2003
- . Stucco Const Type
- . 2.40 Total Land Acres

**Sub Type Information:**

Retail Information

- . 14,596 SF Max Avail
- . 1,875 SF Min Avail



**Comments: Magnolia Bend Retail Center Retail Center is 23,800 SF. It was built in 2003 and with 82% occupancy and good leases, it has a great upside. All NNN leases. Great High Traffic Location. Landlord willing to master lease vacant remaining space for one year, bringing occupancy to 100% (9.29 CAP). The subject site is located in the heart of the City of Magnolia along the southeast right of way line of FM 1488, less than a mile to the northeast of FM 1775.**

**Listing Office:** Bejjani & Associates

Flyer Courtesy Of: Mike Nematpour  
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