

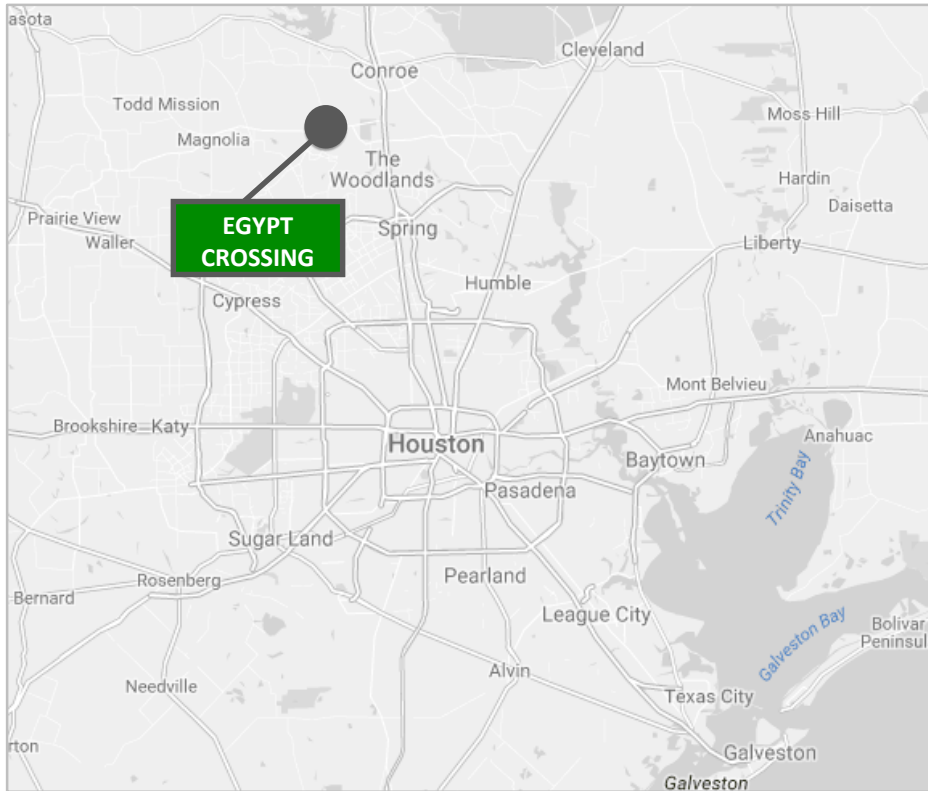


## EGYPT CROSSING

SWC OF FM 1488 & KATY LEE LN  
6011 FM 1488, MAGNOLIA, MONTGOMERY COUNTY, TX 77354

## FOR LEASE

STEVEN T. STONE | KM REALTY  
steven@kmrealty.net | 713.275.2601



## HIGHLIGHTS

- + Hard Corner of Signalized Intersection
- + Excellent Visibility & High Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Cross Access to Home Depot and Adjacent Pads
- + Diverse Tenant Mix with Recognizable Names
- + Close Proximity to FM 2978, The Woodlands, Woodforest, and Del Webb's The Woodlands

## DESCRIPTION

Size: 11,182 SF Retail Center on 137,961 SF Land  
Built: 2005  
Parking: 82 Spaces (7.33 Spaces per 1,000 SF)  
Addtl: Monument Sign; Excellent Access  
Mgmt: KM Realty

## NOTABLE CO-TENANTS

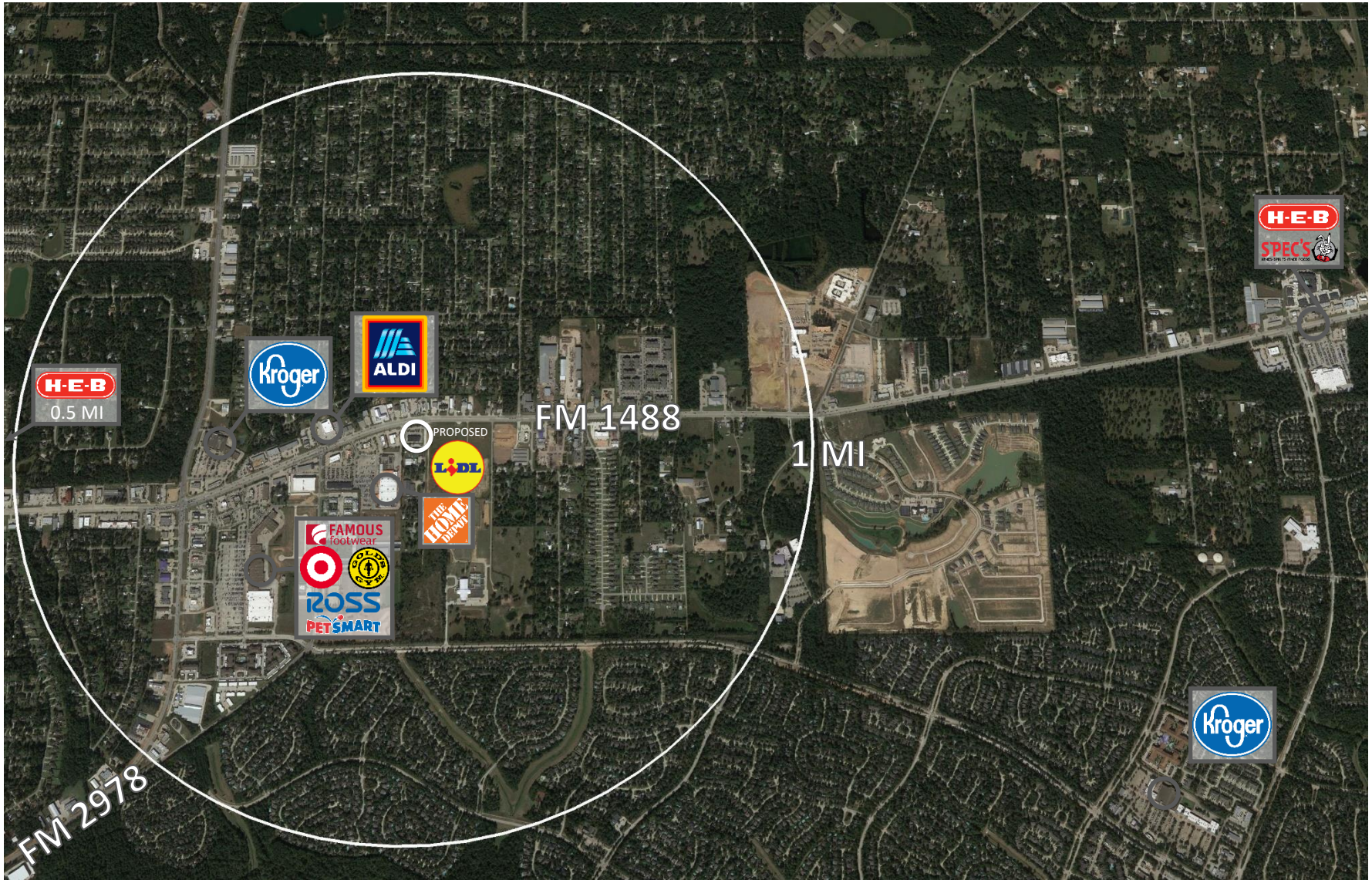




SIZEABLE RETAILERS IN 1MI

FACING EAST



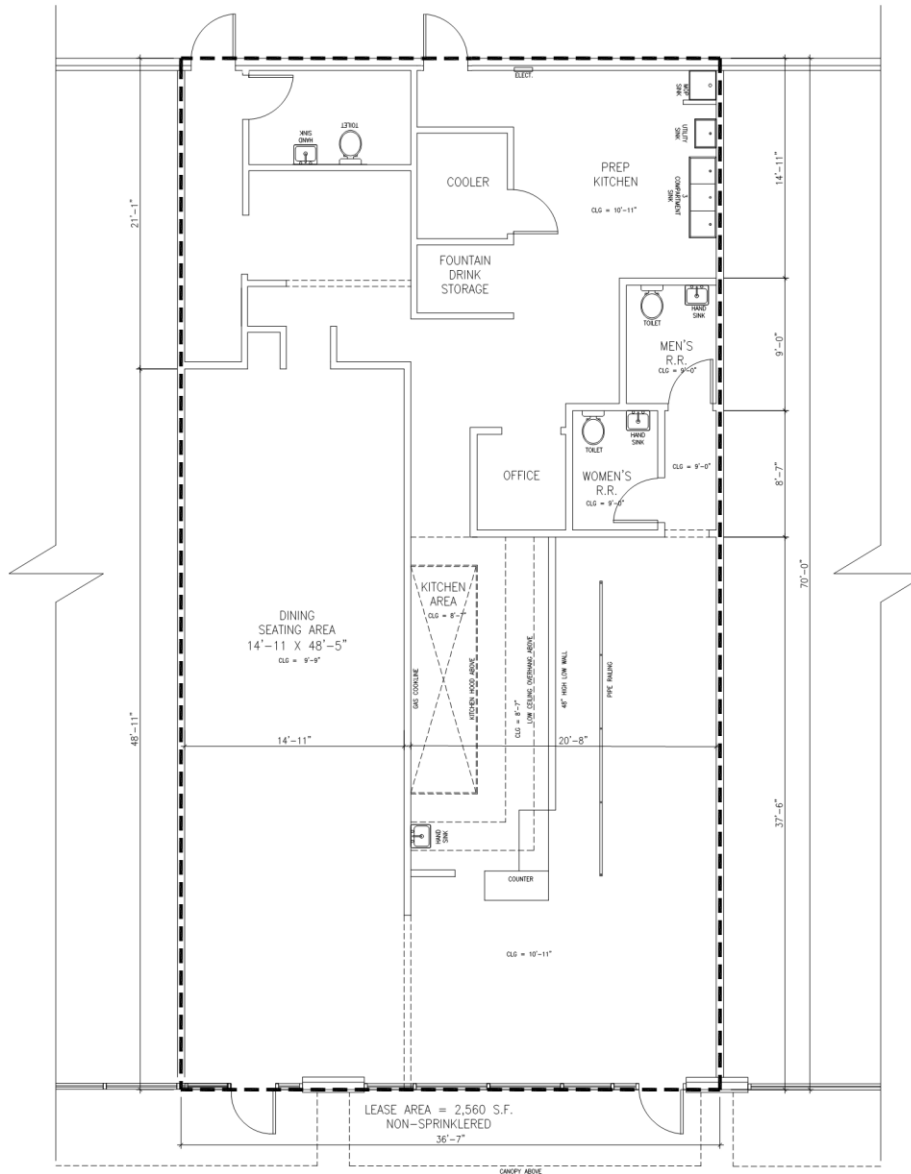




## TENANT KEY

#	Tenant	SF
A	Mikado	2,007
B	Vape Texas	1,015
<b>C</b>	<b>AVAILABLE</b>	<b>2,560</b>
F	Sports Clips	1,260
G	Allure Nails	1,540
H	Enterprise	1,400
J	Goodwill	1,400

# AVAILABLE SPACE



## SUITE C

- Size: 2,560 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Restaurant
- Notes: Grease Trap; Vent Hood; 3 Compartment Sink; Two Restrooms; Walk-In Cooler



# DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	6,476	38,713	110,333
2024 Population	7,308	43,767	125,980
Est. 5yr Growth	12.85%	13.06%	14.18%
Average Age	36.80	36.80	37.30

## 2019 Population by Race

White	5,863	34,935	99,003
Black	139	879	2,633
Am. Indian & Alaskan	43	229	681
Asian	272	1,892	5,876
Hawaiian & Pacific Island	11	50	141
Other	148	728	2,000

## Households

2019 Total Households	2,245	12,951	37,442
HH Growth 2019 - 2024	12.74%	12.99%	14.06%
Median Household Inc	\$124,272	\$131,623	\$123,385
Avg Household Size	2.90	3.00	2.90
2019Avg HH Vehicles	2.00	2.00	2.00

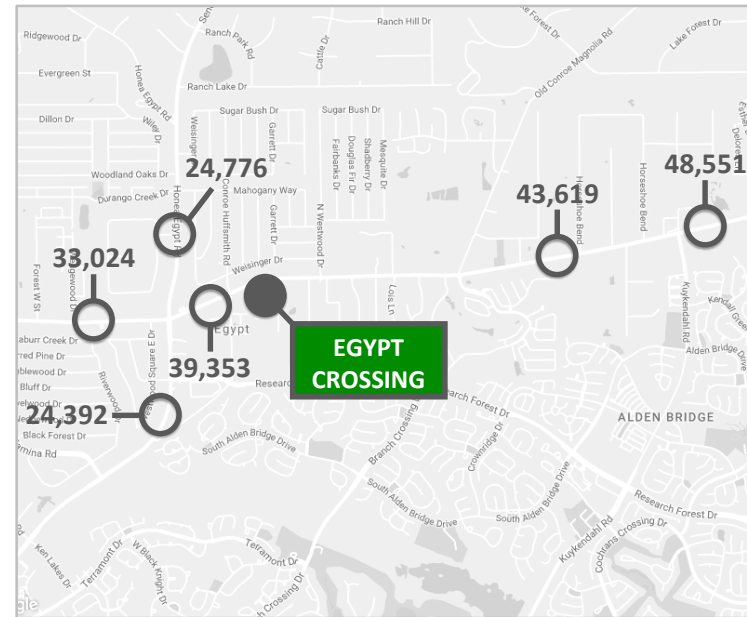
## Housing

Median Home Value	\$289,728	\$350,000	\$342,519
Median Year Built	2001	2001	2002

## Employment

Daytime Employment	3,487	10,280	19,439
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## TRAFFIC COUNTS



Sources: 2016 and 2017 TXDOT AADT; CoStar



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.



## 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	