

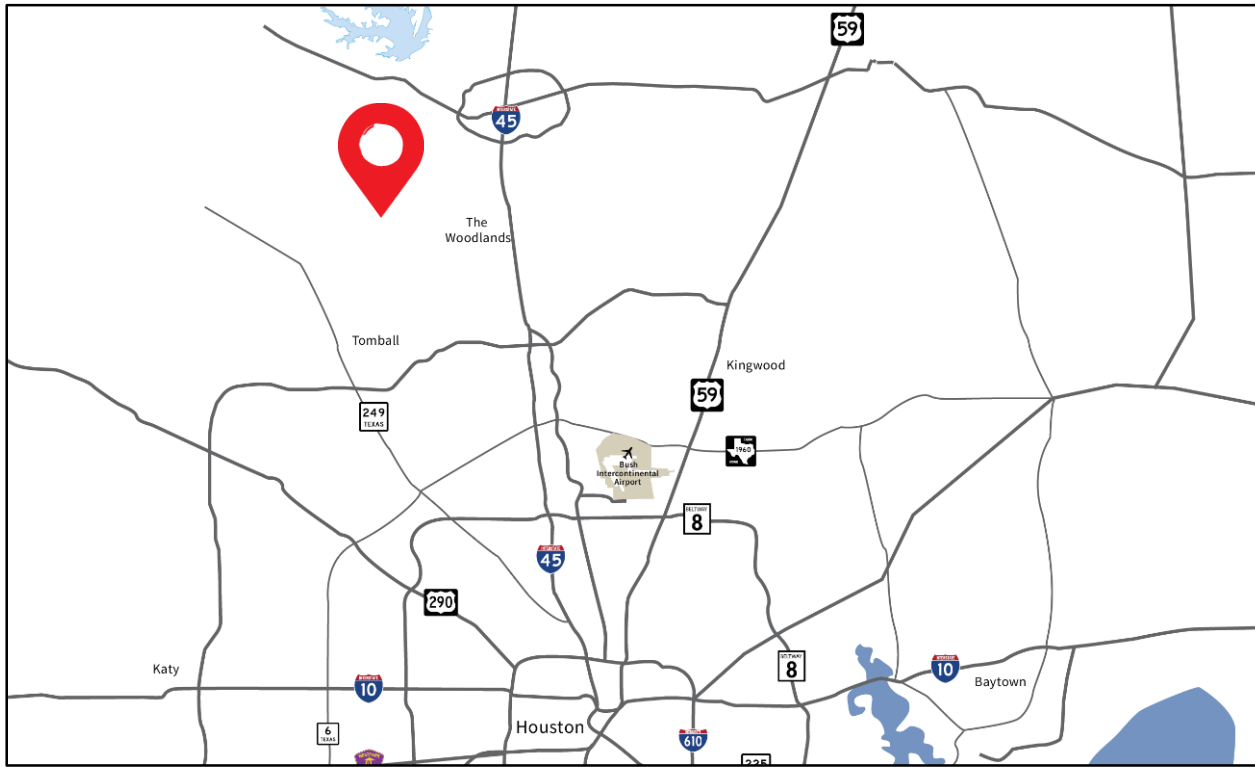
# For Lease – FM 2978 Plaza

NEC FM 2978 & Tamina Road | Magnolia, Texas 77354

Rip Reynolds  
 Senior Vice President  
 +1 713 425 1822  
[rip.reynolds@am.jll.com](mailto:rip.reynolds@am.jll.com)



# For Lease - FM 2978 Plaza



## Location

NEC of FM 2978 and Tamina Road just south of Target-anchored Westwood Village

## Size

±19,375 SF to-be-built center for lease  
 Bay Depth: ±60  
 Spaces can be demised per specific requirements

## Highest & Best Use

Retail and medical

## Area Retail

Target, Ross, TJ Maxx, Office Max, PetSmart, Famous Footwear, Texsun Pools, Sally Beauty Supply, Claire's, GameStop, Cold Stone Creamery, Mattress Firm, The Joint, Serenity Dental, Texas State Optical, Gold's Gym, Nails of America, Planet Beads, Fu's Garden, Amazing Lash Studio, GenuWine Tasting Room, Massage Envy, Chick-fil-A, Chili's, Chase, Starbucks, Amazing Spaces, America's ER, Wells Fargo, Walgreens



Estimated Population

1-mile	3-miles	5-miles
5,838	42,900	81,306



Average Household Income

1-mile	3-miles	5-miles
\$184,851	\$167,407	\$159,631



Traffic Counts

17,552 VPD  
 FM 2978, north of Woodlands Pkwy.  
 28,859 VPD  
 FM 2978, south of Oak Creek Dr.  
 7,678 VPD  
 Tamina Rd. west of FM 2978



Number of Households

1-mile	3-miles	5-miles
2,162	18,716	37,669



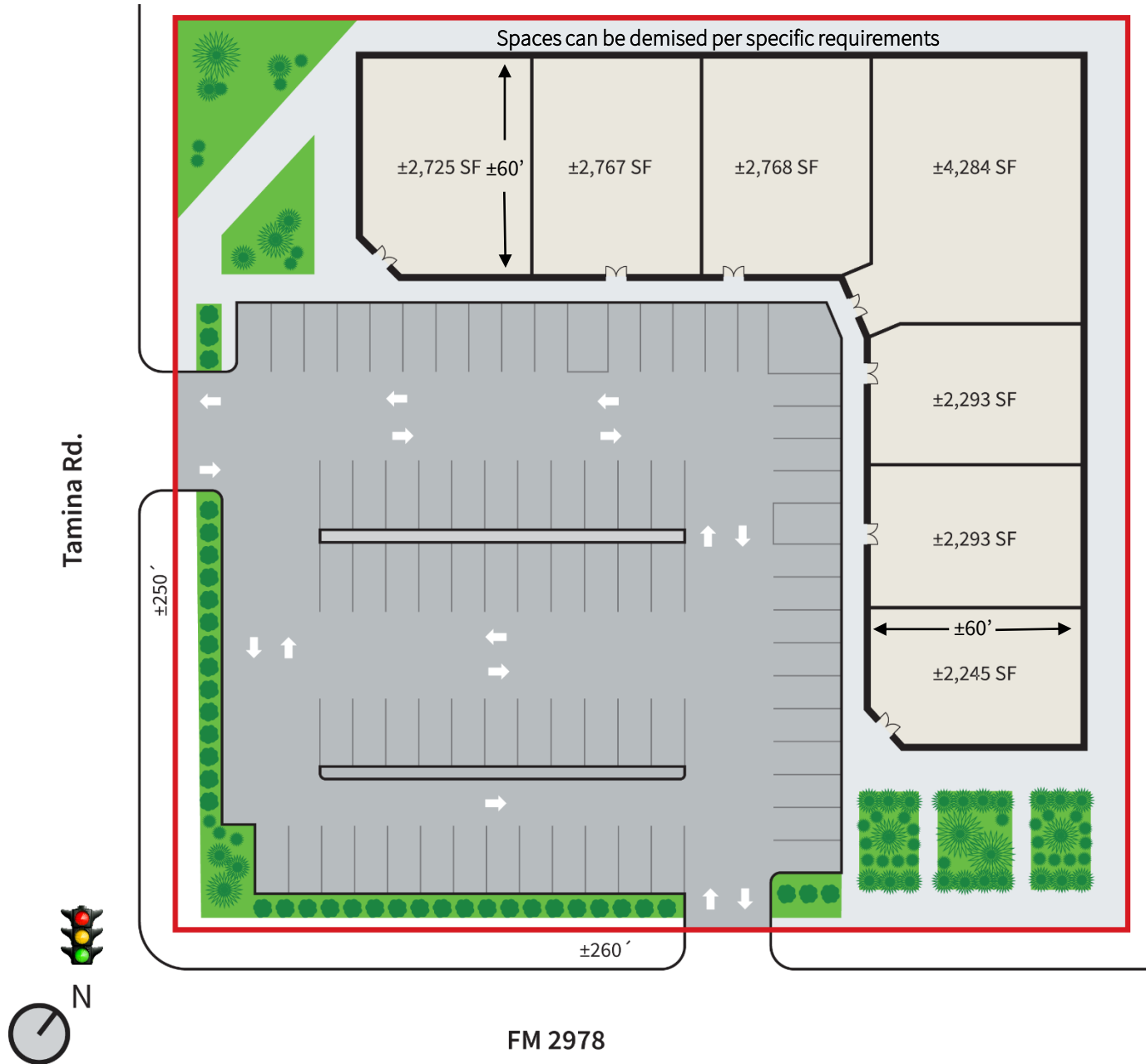
Median Age

1-mile	3-miles	5-miles
36.1	36.7	38.5

## Rate

Please contact Broker

# Site Plan



# Retail Aerial

