

Westwood Pointe

# RETAIL BUILDINGS FOR LEASE

Frontage / 6402 FM 1488 Rd, Magnolia, TX 77354



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## PROPERTY HIGHLIGHTS:

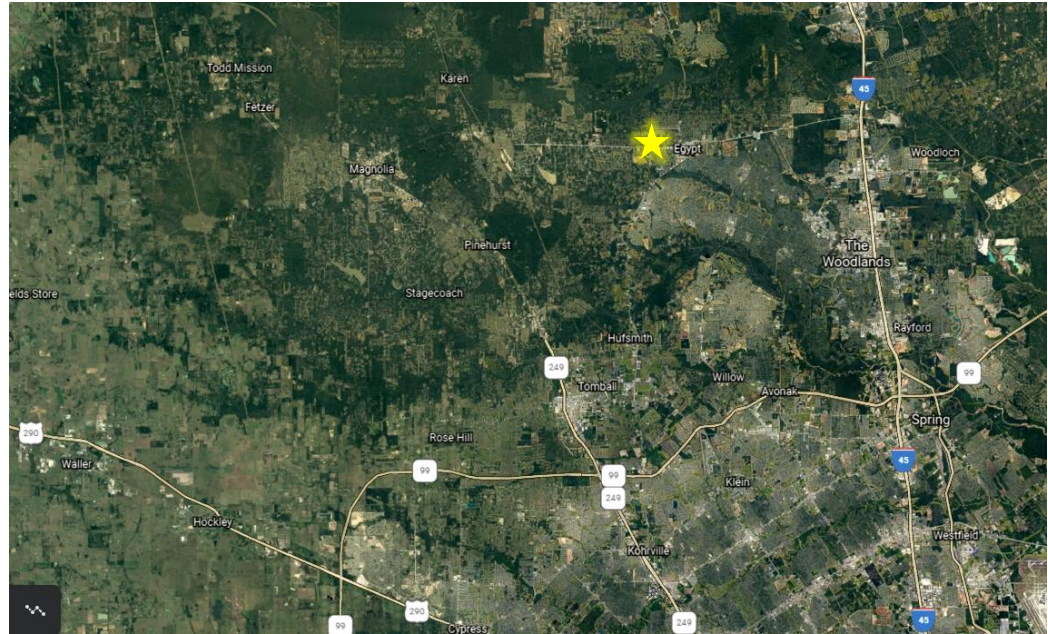
- Located Near Busy Intersection of FM 1488 Rd & FM 2978 Rd
- Large Tenant Pylon Sign on FM 1488 Rd
- Individualized Storefront Designs Enhancing Tenant's Presence
- 3.9/1,000 Parking Ratio
- High Daytime Population
- High Average HH Income

## FM 1488 RD TRAFFIC COUNTS:

- TXDOT – 34,055 VPD

## RETAILERS WITHIN ONE MILE:

- Kroger
- Target
- Chipotle
- OfficeMax
- Famous Footwear
- Ross
- Starbucks
- Walgreens
- Chick-Fil-A
- Taco Bell
- McDonald's
- ALDI



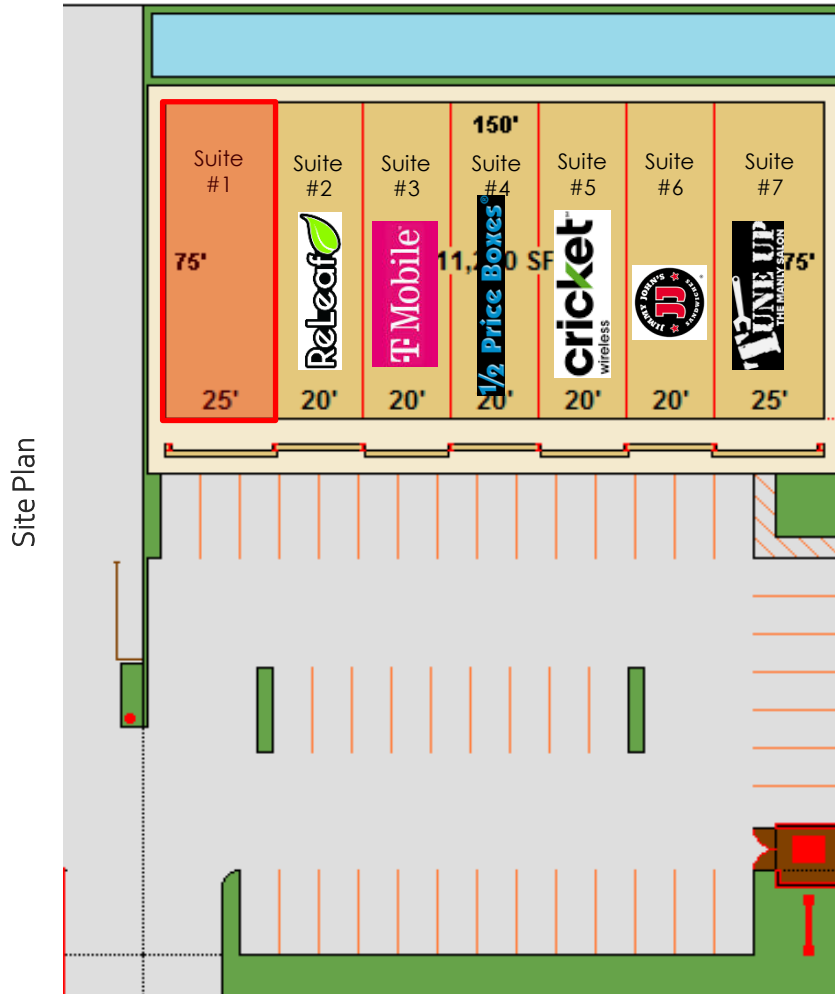
## DEMOGRAPHICS:

- |                      |                  |                  |                  |
|----------------------|------------------|------------------|------------------|
| • Population         | 7,180 (1 mi)     | 49,139 (3 mi)    | 116,495 (5 mi)   |
| • Daytime Population | 7,902 (1 mi)     | 46,190 (3 mi)    | 110,068 (5 mi)   |
| • Households         | 2,259 (1 mi)     | 12,469 (3 mi)    | 37,466 (5 mi)    |
| • Average HH Income  | \$150,065 (1 mi) | \$161,364 (3 mi) | \$159,915 (5 mi) |

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Tenant Pylon Sign



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