

# MAGNOLIA SPRINGS

MAGNOLIA, TX 77354



SIGNORELLI  
COMPANY



## UP TO ±6.2 ACRES FOR SALE

FOR MORE INFORMATION, PLEASE CONTACT:



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# PROPERTY HIGHLIGHTS

## Location

- Prime retail development located at the entrance to the Magnolia Springs master planned community by Signorelli
- Magnolia Springs is a 665-acre master planned community in Montgomery County with  $\pm 915$  single family homes currently under development
- Minutes from The Woodlands, Conroe, and Montgomery
- Easy access to Aggie Expressway (249) and I-45

## Size

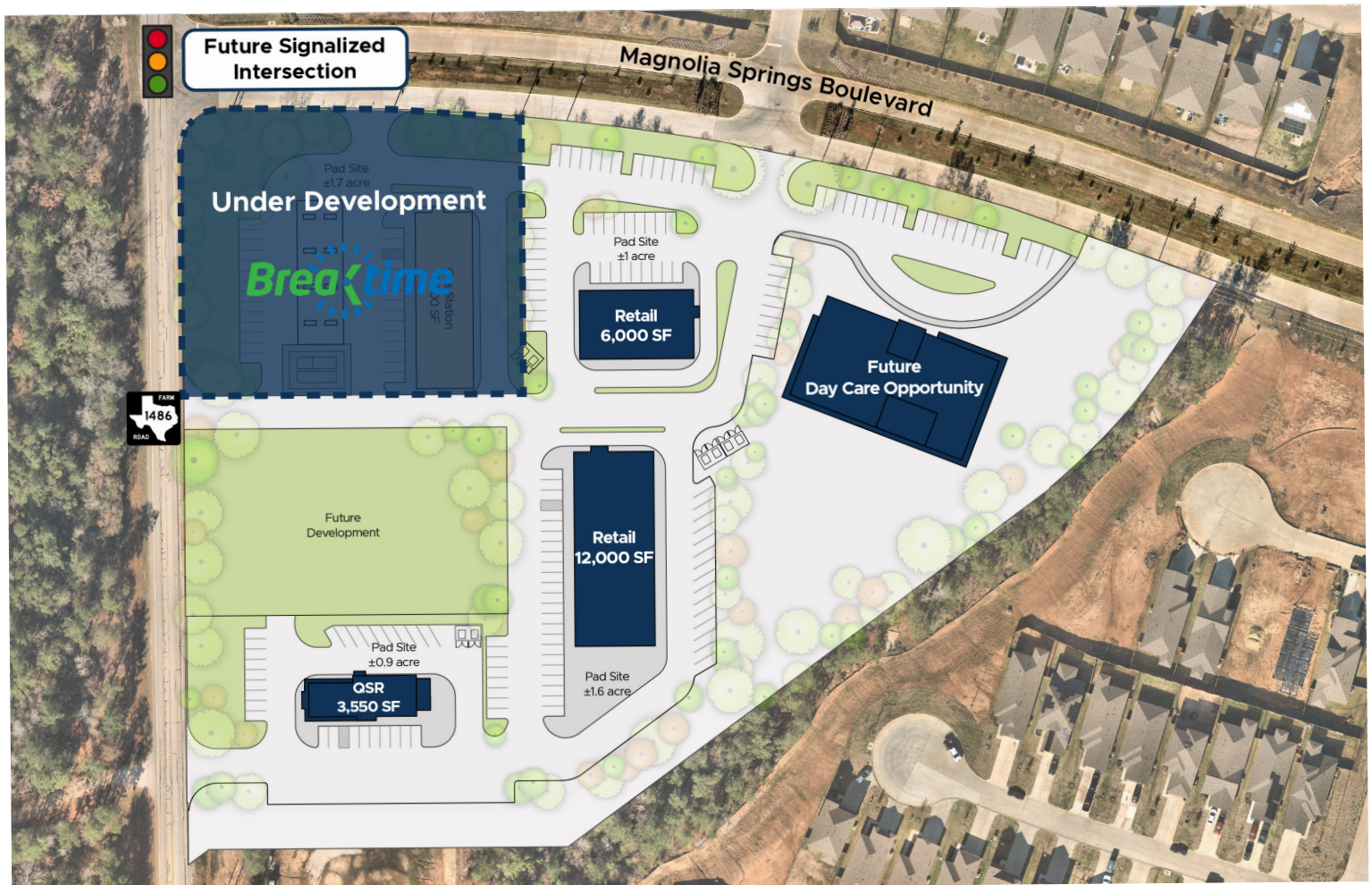
- $\pm 6.2$  AC with  $\pm 1,500$  Ft. of Frontage on Longmire Rd.

## Additional Information

- Utilities Available
- Off-site Detention
- Can be Subdivided

## Pricing

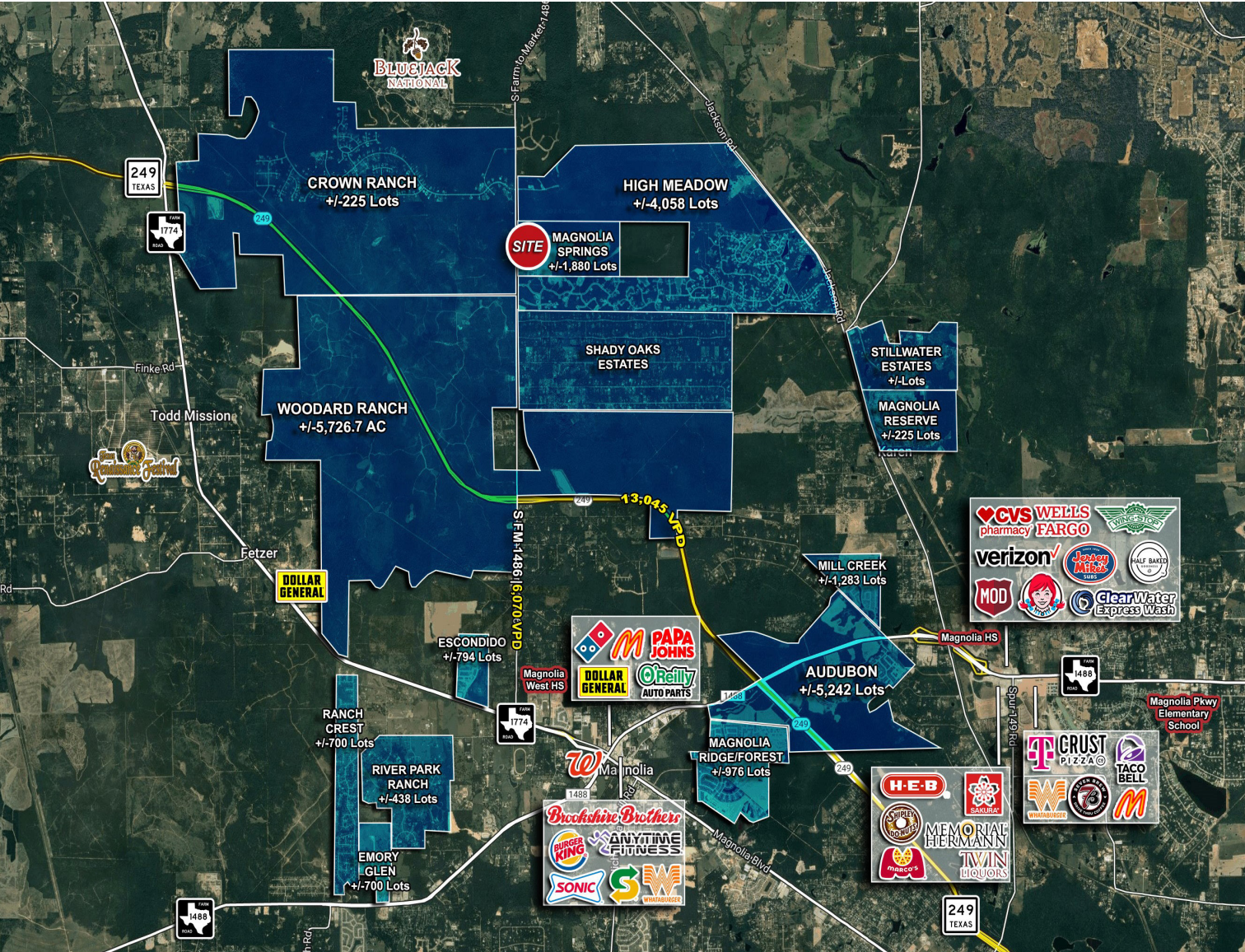
Please contact brokers for pricing.





# LOCATION

Magnolia Springs is the perfect combination of modern living with picturesque country views. Called, “the gateway to the piney woods,” Magnolia Springs offers an outdoor paradise for residents looking to escape to nature.













## DEMOGRAPHICS

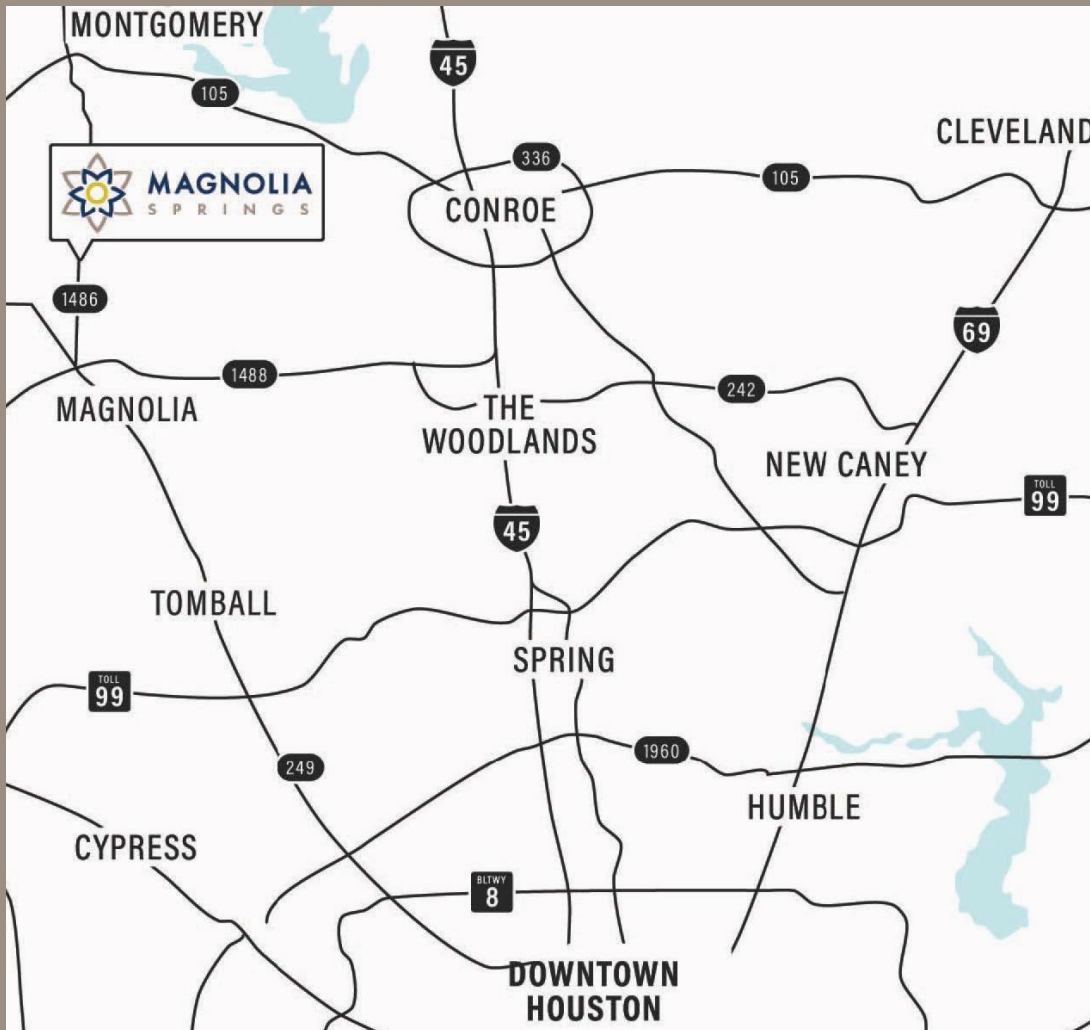
Magnolia and Conroe have a strong sense of community and friendly atmosphere. The city hosts numerous community events and festivals throughout the year, fostering a sense of belonging and providing opportunities for social interaction. Conroe also has a diverse economy with a growing job market. It offers opportunities in various industries such as manufacturing, healthcare, education, and retail. The proximity to Houston provides additional employment possibilities for residents.

Current average household income is **\$80,052** within a 5 mile radius. Median home value in the 5 mile radius is **\$352,354**.

**CONROE WAS THE 9TH FASTEST GROWING CITY IN THE UNITED STATES FROM 2010 TO 2019, AND HAS A 15% EXPECTED GROWTH RATE OVER THE NEXT FIVE YEARS.**

| DEMOGRAPHICS  |   | 5 MILE    | 7 MILE    | 10 MILE   |
|---|---|-----------|-----------|-----------|
|  | Population                              | 10,734    | 28,617    | 69,105    |
|  | Median Age                              | 41.8      | 40.0      | 40.7      |
|  | Average Home Value                      | \$352,354 | \$383,560 | \$428,169 |
|  | Average Household Income                | \$80,052  | \$93,851  | \$105,966 |
|  | Education - Bachelor's Degree or Higher | 25.0%     | 24.7%     | 26.4%     |

| TRAFFIC COUNTS  |                                       | VEHICLES PER DAY |
|---|---------------------------------------|------------------|
|  | FM 1486 Rd, at Aggie Expressway (249) | 16,500           |
|   | FM 1774, at FM 1486 Rd                | 17,908           |



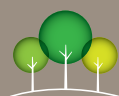
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