

# LAND FOR SALE

±10.36 ACRES | MAGNOLIA, TEXAS

Howard Hughes  
COMMUNITIES™



# Rare Investment Opportunity

± 10.36 Acres of Land for Sale in Magnolia

## FEATURED SITE—31822 FM 2978 RD

31822 FM 2978 Rd, Magnolia, TX 77354

A rare opportunity to establish a high-visibility commercial presence at the booming Woodlands-Magnolia gateway. The ±10.36-acre site is positioned at the intersection of FM 2978 and Tamina Road, with nearby retail anchors attracting an average of 49,000 visitors each month. An affluent residential base from Alden Bridge and Sterling Ridge creates a compelling environment for retail, medical office, professional services, or mixed-use development.

49K

AVG MONTHLY VISITORS  
TO AREA RETAILERS\*

125,000

SURROUNDING  
RESIDENTS

7 Min

AVERAGE COMMUTE



\*Source: PlacerAI

# Strategic Location

## Corner Site for Sale in a Growing Corridor

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### TENANT MIX

#### PUBLIC STORAGE LINKS CAR WASH

#### WESTWOOD VILLAGE

AMAZING LASH STUDIO  
AT&T  
BIG FROG CUSTOM T-SHIRTS  
BROTHER'S PIZZA EXPRESS  
CHASE BANK  
CHILI'S GRILL & BAR  
CLAIRE'S BOUTIQUE  
COLD STONE CREAMERY  
FAMOUS FOOTWEAR  
FIVE GUYS BURGERS & FRIES  
GAMESTOP  
MASSAGE ENVY  
MATTRESS FIRM  
NAILS OF AMERICA  
OFFICEMAX

PETSMART  
PLANET BEACH CONTEMPO SPA  
PLANET FITNESS  
ROSS DRESS FOR LESS  
SALLY BEAUTY SUPPLY  
SERENITY DENTAL  
SMOOTHIE KING  
STARBUCKS COFFEE  
TARGET  
THE JOINT  
TIDE CLEANERS  
TJ MAXX  
TUTTI FRUTTI FROZEN YOGURT  
WHICH WICH

#### WESTGATE CROSSING

ZANTI CUCINA ITALIANA  
SGK PLASTIC SURGERY  
7-ELEVEN  
MAGNOLIA FAMILY MEDICINE



# The Woodlands: Community Overview

Consistently ranked among the best places to live in the country

28,500

ACRES

125,000

CURRENT RESIDENTS

1974

YEAR FOUNDED

- o Large-scale community spanning 44 square miles, roughly 2x the size of Manhattan
- o Located approximately 27 miles north of Houston and 20 miles from George Bush Intercontinental airport
- o Established in 1974 by oil tycoon and real estate investor George Mitchell
- o A thriving ecosystem home to over 2,600 diversified businesses and 125,000 residents
- o Ranked #2 “Best City to Live in America” by *Niche* for the last two years in a row

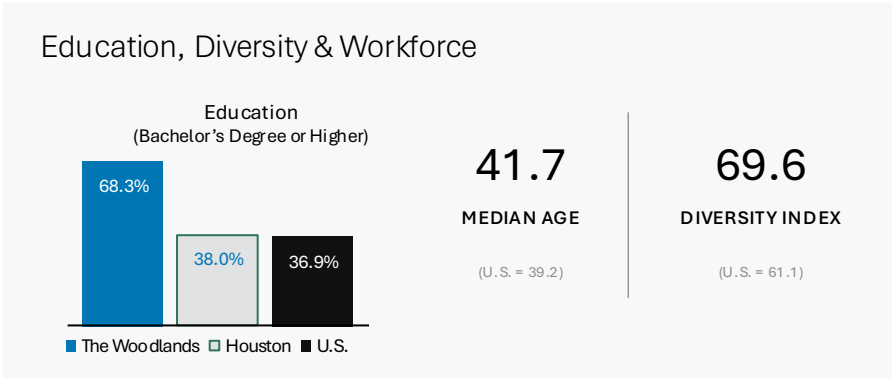
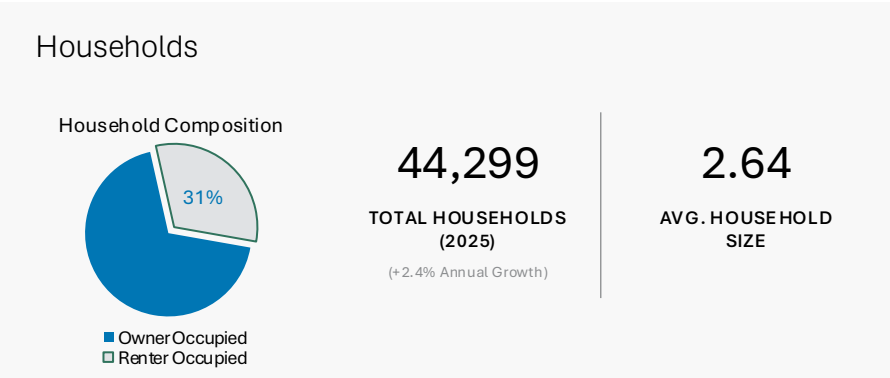
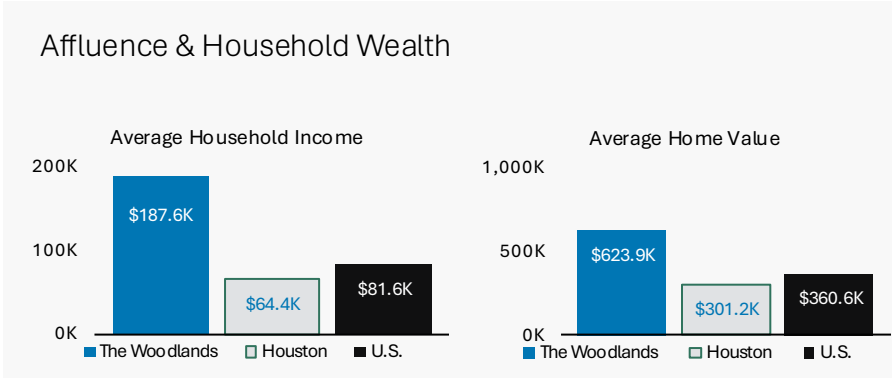
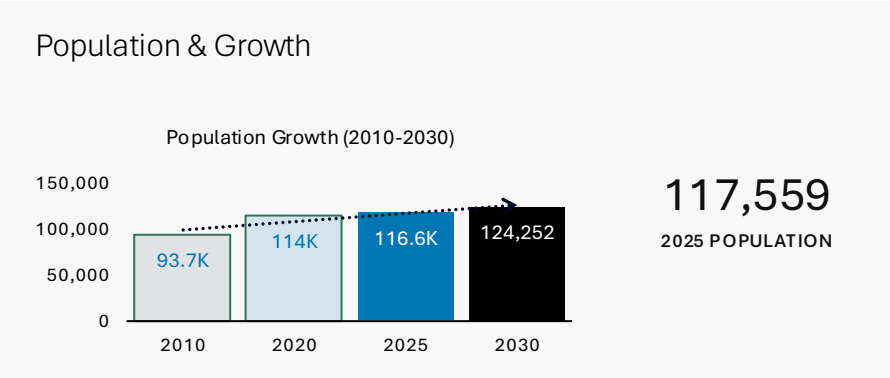


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

# The Woodlands: Demographic Snapshot

A stable, affluent, and highly educated population supports demand for premium space and long-term commercial growth



Source: ESRI 2025 Projections; U.S. Census Bureau; American Community Survey.

# The Woodlands: Competitive Advantages

An expansive master planned community, 50 years in the making



## CORPORATE PRESENCE

15 Fortune 500 companies have an office presence in The Woodlands



## EMPLOYMENT HUB

Boasts 1.5 jobs per rooftop aided by its convenience with ~7 min. average commutes



## CONSISTENT GROWTH

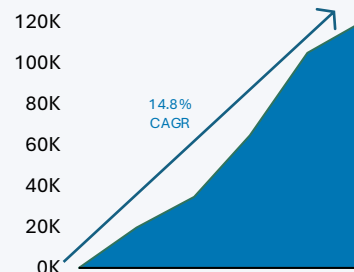
Positive population and employment growth nearly every year since 1974



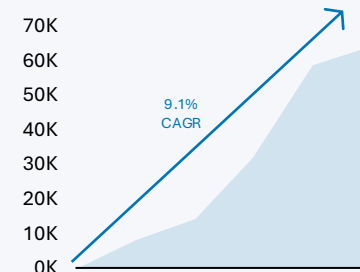
## UNMATCHED QUALITY OF LIFE

More than five decades of development has resulted in an abundance of housing, jobs and amenities

## Population & Growth



## Employment Growth



## INDUSTRY-LEADING COMPANIES THAT CALL THE WOODLANDS HOME

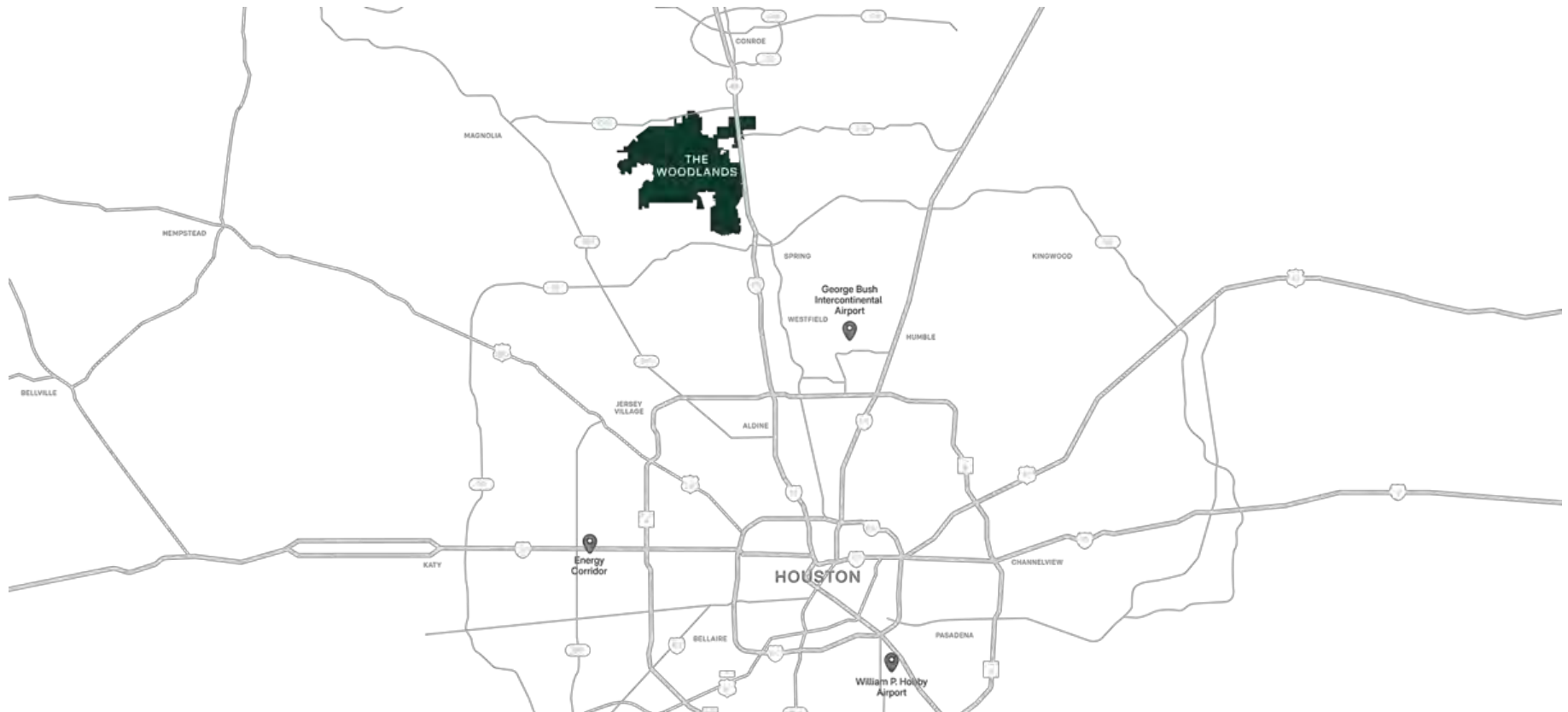


BUSINESS MODEL & PORTFOLIO OVERVIEW

COMMUNITY SNAPSHOTS

# The Woodlands

Proximity Map



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# Explore the Opportunity



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