

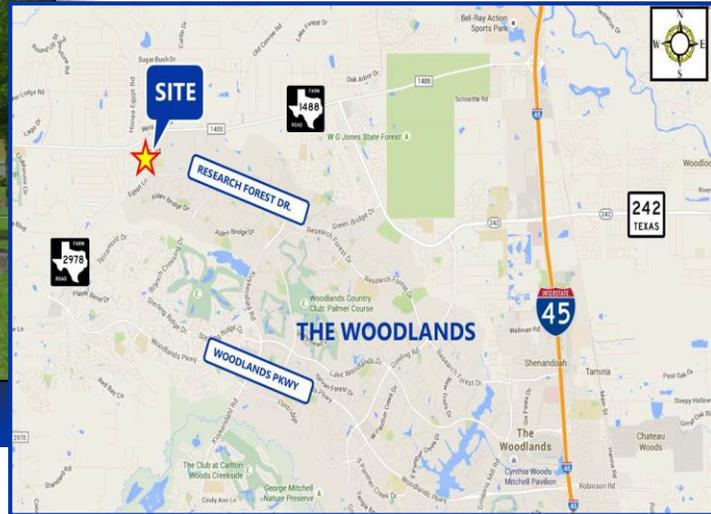
**OFFICE SPACE
FOR LEASE**

**MAGNOLIA CROSSING
33300 EGYPT LN.
MAGNOLIA, TX 77354**

**THE
JB
BEARD
REAL ESTATE COMPANY**



THE WOODLANDS SUBMARKET



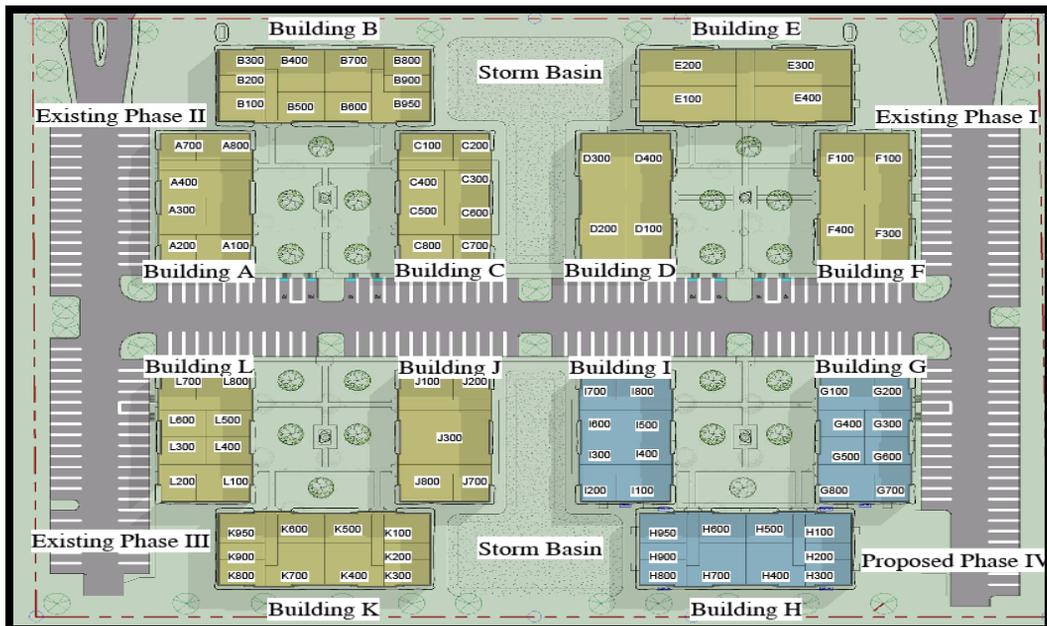
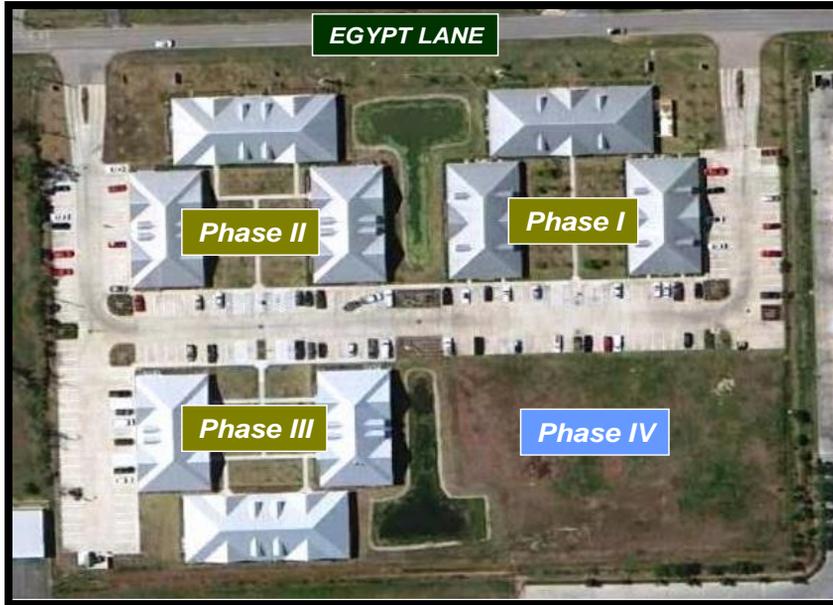
- COMMERCIAL DEVELOPMENT IN THIS MARKET AREA.....Located within 1 block of Westwood Shopping Center, development by Regency Center, consisting of over 300,000 SF of inline retail and pad site development, which includes Target, TJ Maxx, Ross, Office Max, PetsMart, Gold's Gym. Area restaurants include: Chili's, Starbucks, Taco Bell, Chick-fil-A, Arby's, Five Guys Burgers, Which Wich Sandwich Shop, and Brother's Pizza to name a few.
- Phase I-IV - various suite sizes available that will meet most individual needs.
- The property features abundant parking, courtyards and open breezeways.
- Suites are individually metered and feature: offices, reception area, kitchenettes and private restrooms.
- Property is located in The Woodlands Submarket, one block north of Research Forest Drive, and approximately 6.2 miles west of Interstate 45. The Woodlands is currently ranked the #4 best selling, MASTER PLANNED COMMUNITY.
- The Magnolia area has experienced a tremendous surge in residential and commercial development, and the FM 1488, five lane expansion to Interstate 45, is now complete.
- Woodforest, a 3,000-acre, master planned community, with a projected population of more than 15,000, just to the north off Honea Egypt.
- Fish Creek Thoroughfare is now complete connecting to Hwy 105 at Lake Conroe, via McCaleb Road.

**FOR INFORMATION CONTACT:
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The Woodlands, TX 77380
281-367-2220 | www.jbeardcompany.com

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DEMOGRAPHICS – 2014			
	1 Mile	3 Mile	5 Mile
Population	7,630	45,406	97,273
Avg. HH Income	\$139,266	\$156,251	\$151,832
*SOURCE: Site To Do Business			

This information contained herein has been obtained from reliable sources; however, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

The J. Beard Company, LLC	0519836	jbeard@jbeardcompany.com	281-367-2220
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Steven Jeffrey Beard	0400693	jbeard@jbeardcompany.com	281-367-2220
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date