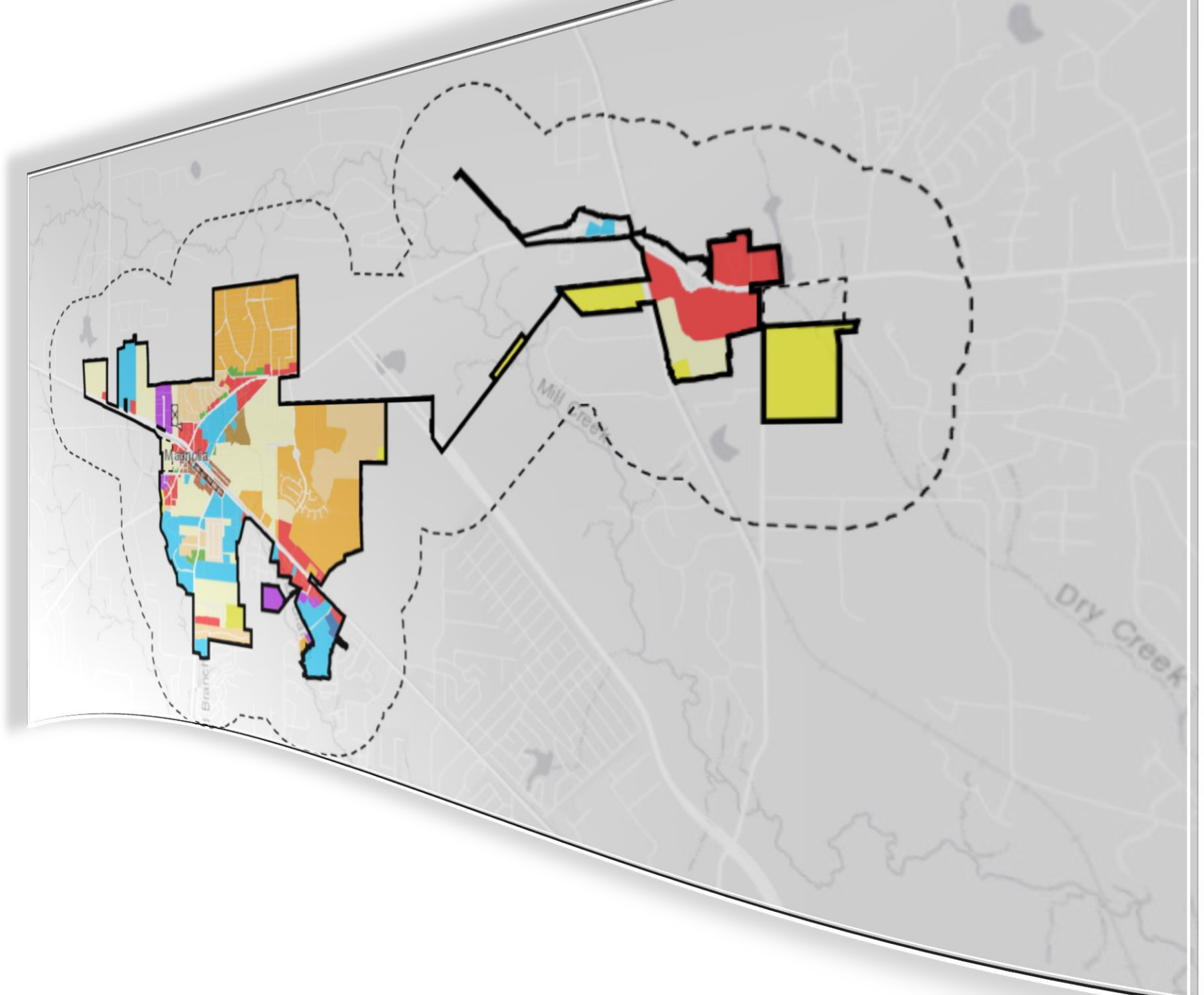




2023

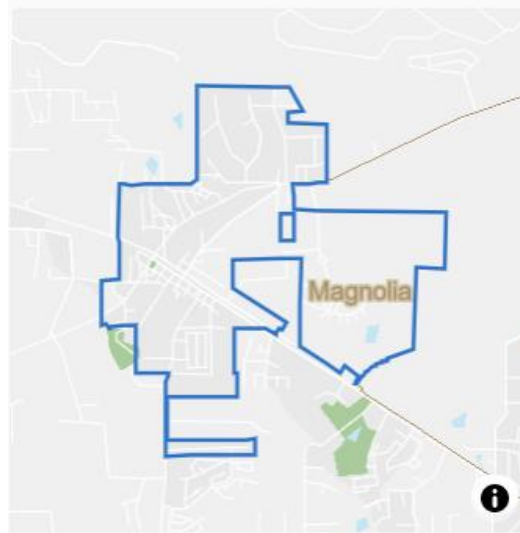
Development Update

Magnolia 2023



Growth

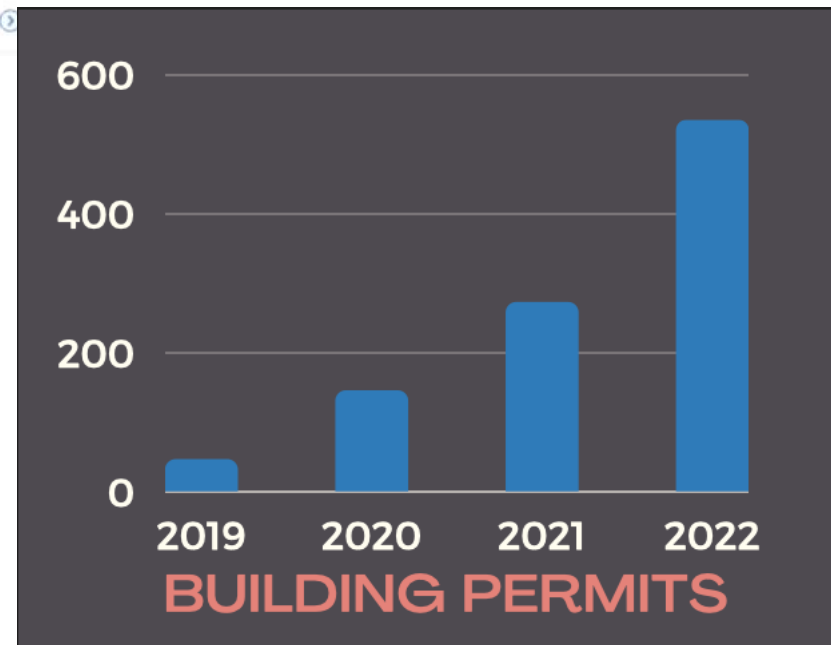
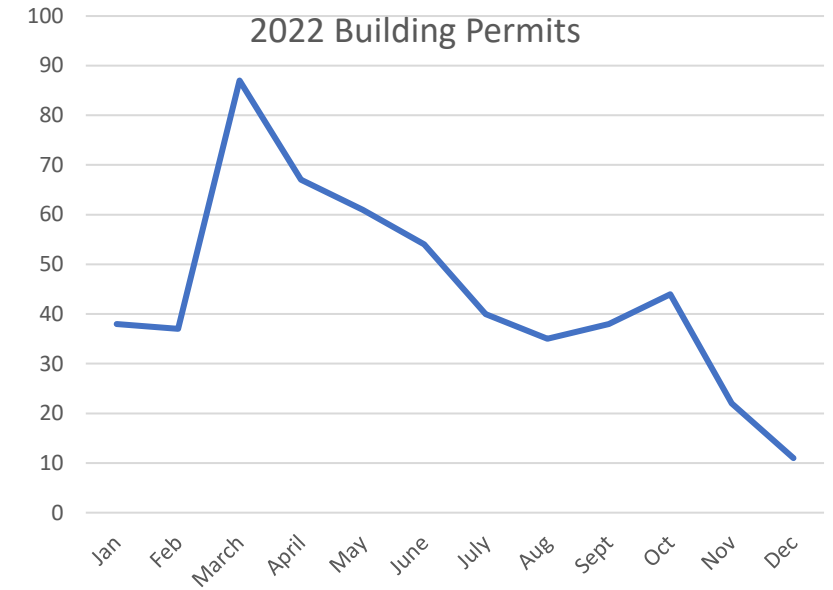
- 5 Square Miles
- Permit issuance double
- Expansion in residential and commercial sectors



Magnolia city, Texas Profile

Magnolia city, Texas is a city, town, place equivalent, and township located in Texas.

[View Profile](#)



Utilities

A large industrial water treatment facility with blue pipes and metal structures against a blue sky with clouds. The image shows a complex network of pipes, tanks, and walkways, typical of a municipal water plant.

Sanitary Sewer

- New Plant on-line 2022
- Trunk line extension and expansions
- FM 1774 South to City limits under design

Water

Three wells being simultaneously drilled

- WP #2: On-line Q3, 2023
- WP #8: On-line Q2, 2023
- WP #9: On-line Q3 2023

MAGNOLIA ROADS

FEBRUARY 1, 2023

6-8:00 PM

CITY HALL

PUBLIC MEETING



More Info

TxDOT Projects

FM 1488

- Waller County to FM 1774: 57%
- RRD Tracks to Spur 149: 18%
- Re-design of Mill Creek and Buddy Riley Intersections @ 1488

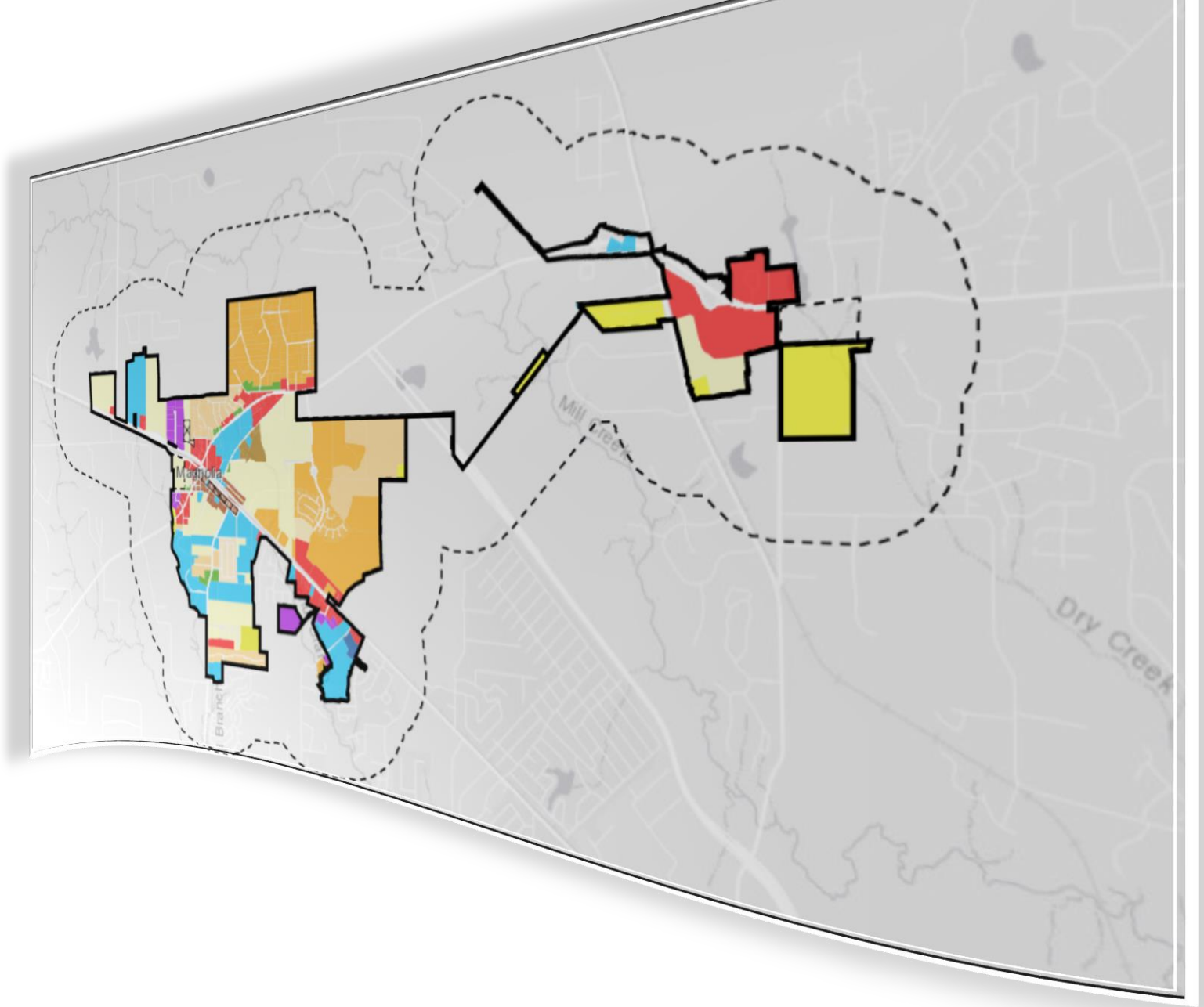
SH 249: COMPLETE

Magnolia Bypass: Engineering Underway

Local Planning Efforts Underway



Magnolia Development





Residential

In-City Developments

- Magnolia Ridge
- Mustang Ridge
- Dogwood Patches
- Deer Crossing
- Timberhollow

Magnolia remains a rural community with large lot options for families to maintain ag and property within a 5-square mile jurisdiction, no less than 30-minutes north of Houston.

East-Magnolia



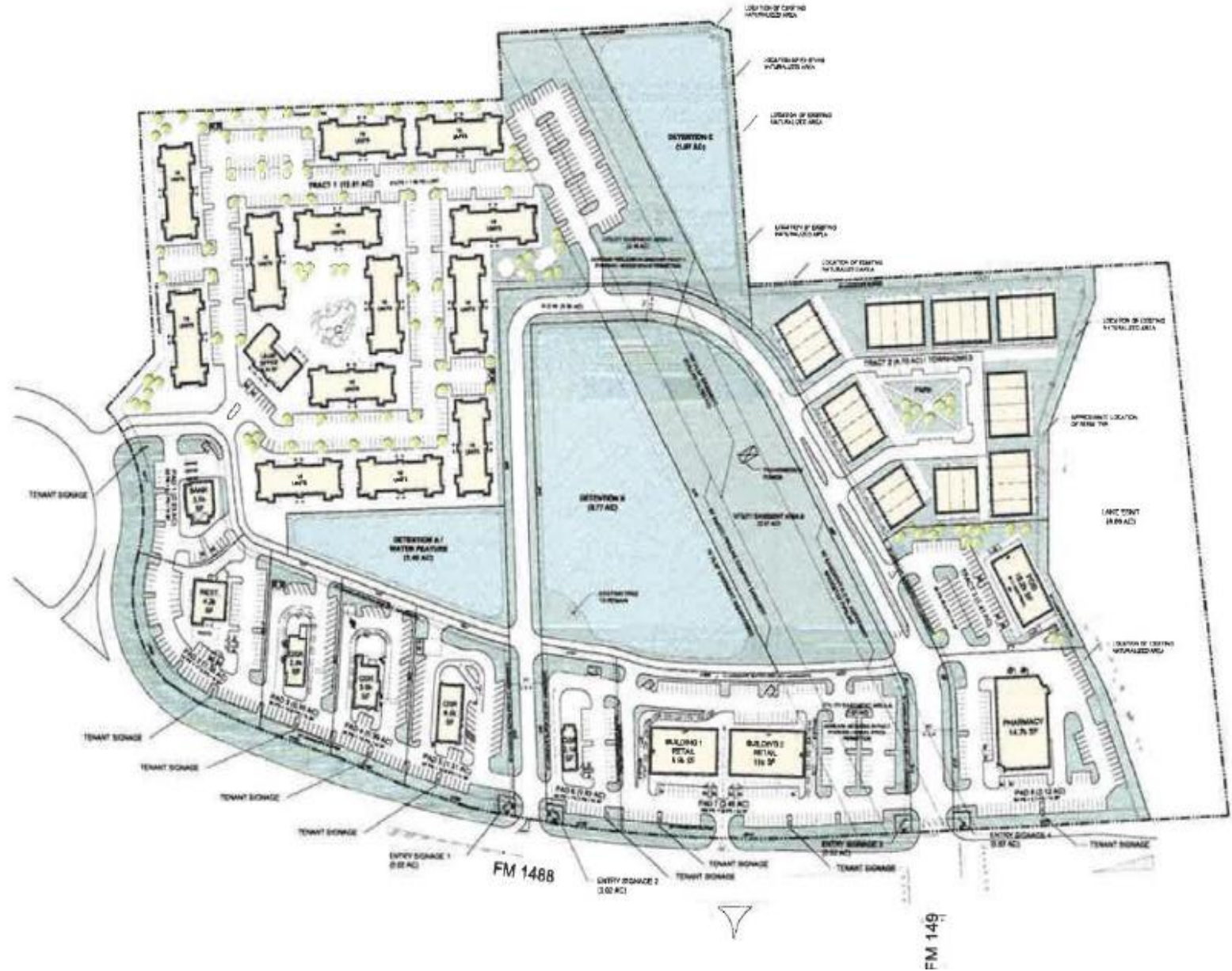
Three Developments
200+ acres of commercial

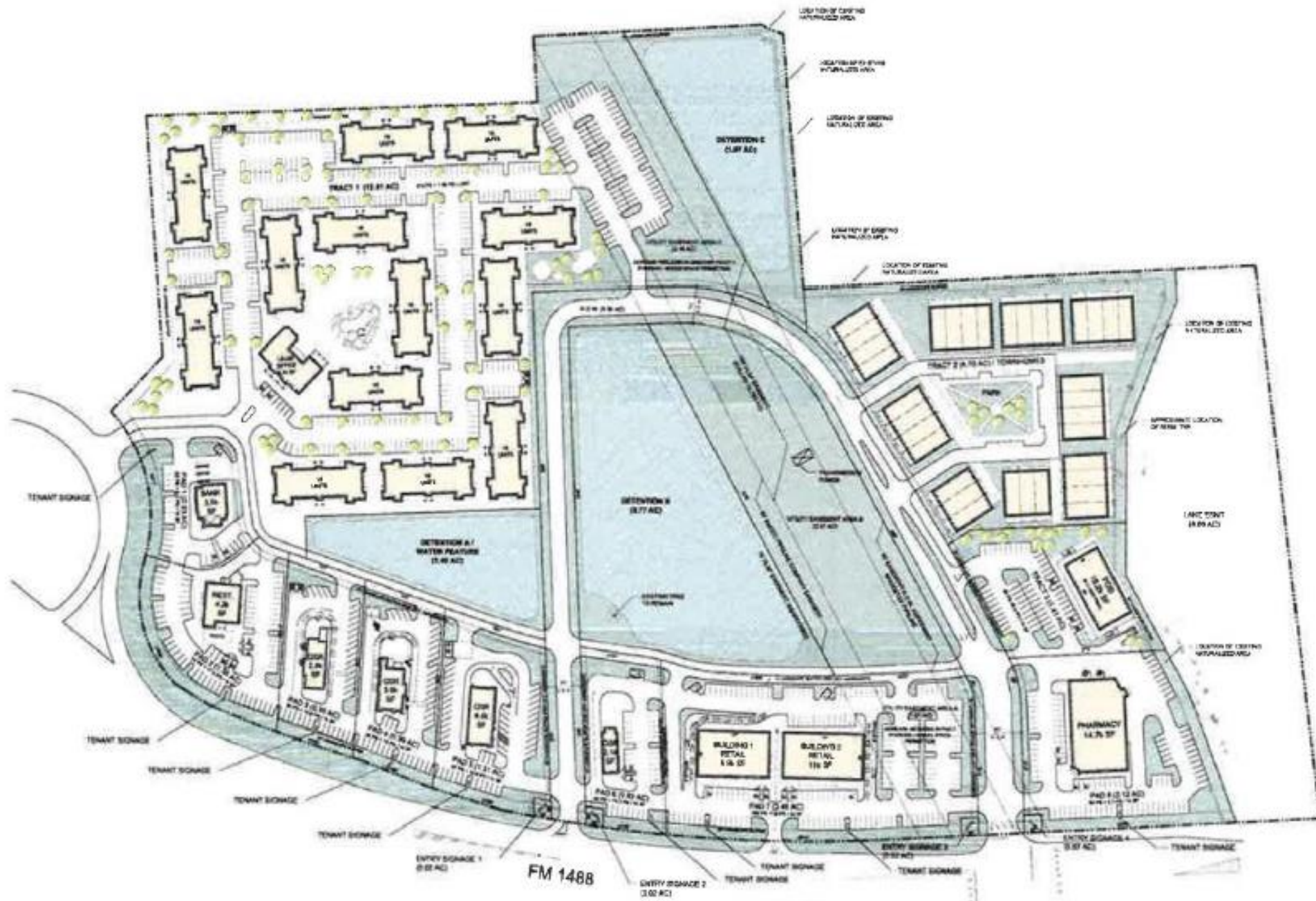
Includes:

- Multi Family
- Office Park
- New internal roads
- TxDOT Improvements
 - 2 Additional signals on FM 1488 through Magnolia Village

Heritage Green 13650 FM 1488

- NW Corner: FM 1488 @ Spur 149
- Phase 1:
36 Acres Commercial
- Opening 2023





FM 1488

FM 149



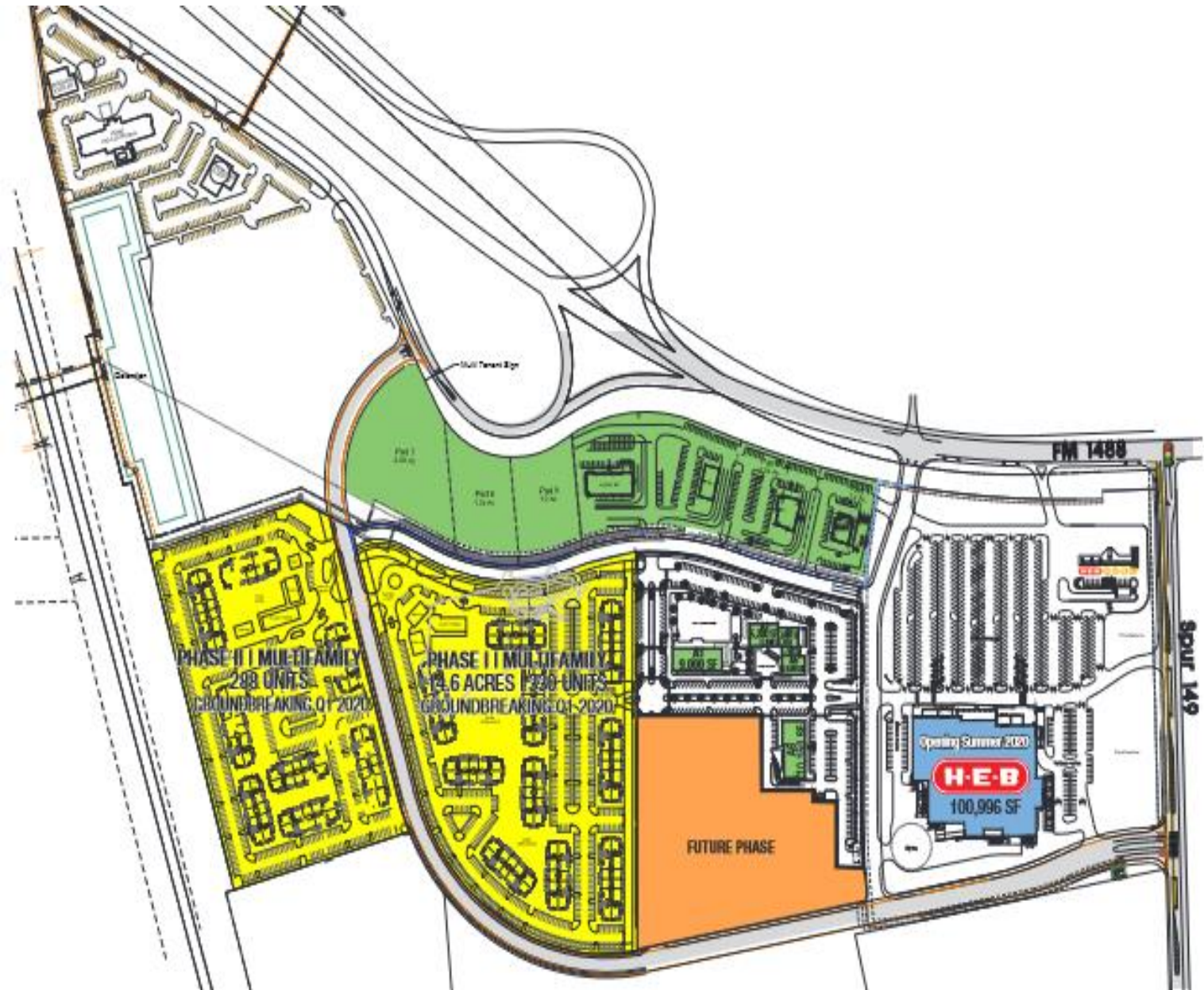
Tenants

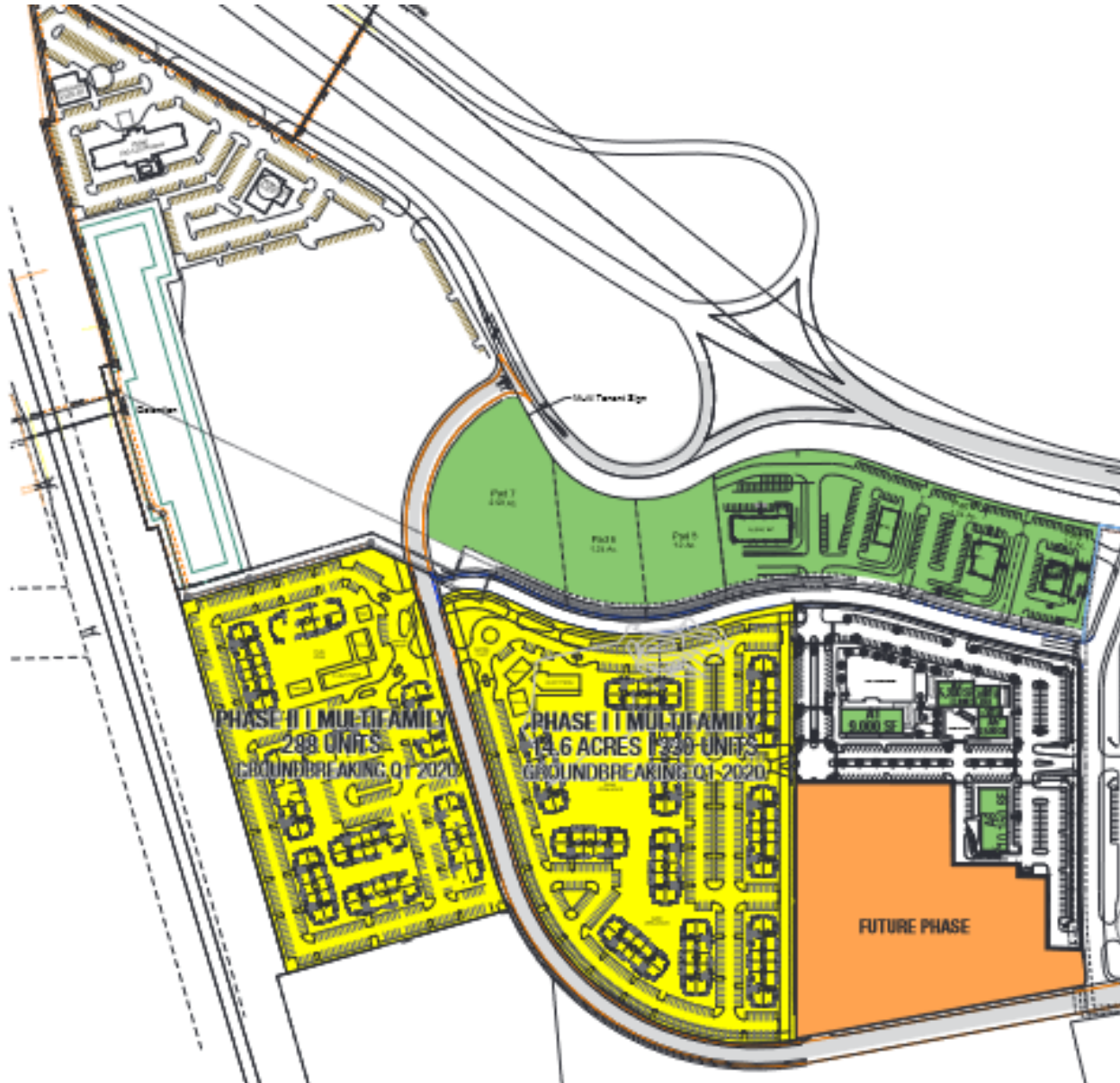
- CVS
- Wells Fargo Center
- Clearwater Car Wash
- Half-Baked Cookies



Magnolia Place

- SW Corner: FM 1488 @ Spur 149
- 165 Acre Tract
- HEB, Restaurants, PAD Sites
- Chase Bank
- Multi-Family
- Developed by STRATUS





More about **MAGNOLIA PLACE**

Along with H-E-B, the 165-acre development will include tenants such as Shipley's Do-Nuts and Marco's Pizza.



- Under construction
- Construction pending
- Permit pending
- ★ Opening first quarter of 2023

PHASE 1

- Chase Bank
- Christian Brothers Automotive
- ★ ● Shipley's Do-Nuts
- ★ ● Marco's Pizza
- ★ ● Texas Hair Team
- ★ ● Nails R Us
- ★ ● Sakura Bistro
- ★ ● Spring Rolling Cafe
- ★ ● Twin Liquors
- ★ ● Urgent health care provider

PHASE 2

Construction slated to start late summer 2023

- 15,000 square feet** of retail
- 2 buildings**
- Includes **3-acre park**

ADDITIONAL DEVELOPMENT

- 27-acre** single-family subdivision
- 36 acres** of additional residential or commercial development

SOURCE: STRATUS PROPERTIES/COMMUNITY IMPACT

Magnolia Village

- SE Corner: FM 1488 @ SPUR 149
- 60 Acre Tract
- Developed by Gulf Coast Commercial





MAGNOLIA VILLAGE

Home of Magnolia Police Department
Sub-Station #1





Current Build Outs

- Currently 3-multi-tenant buildings under construction
- Multiple single-tenant buildings are being permitted
- Tenant space available in early summer 2023

Multifamily housing project by Trammel Crow Residential

4A/4B Corporations of Magnolia



CREATED UNDER STATE
1979 DEVELOPMENT
CORPORATION ACT



LOCALLY APPROVED IN
1990'S

MISSION:

**ADVOCATE, RECRUIT AND RETAIN BUSINESS ENTERPRISE
IN MAGNOLIA AS WELL AS FOCUS ON QUALITY-OF-LIFE
IMPROVEMENTS.**

SALES TAX GENERATION



Source Texas Comptroller Office Monthly Sales Tax Revenues



Rural Community Development

- Shop Local Campaign
- Revitalization Grants
- Local Development
- Placemaking



Questions & Information

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Magnolia TX EDC

