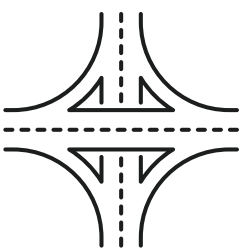
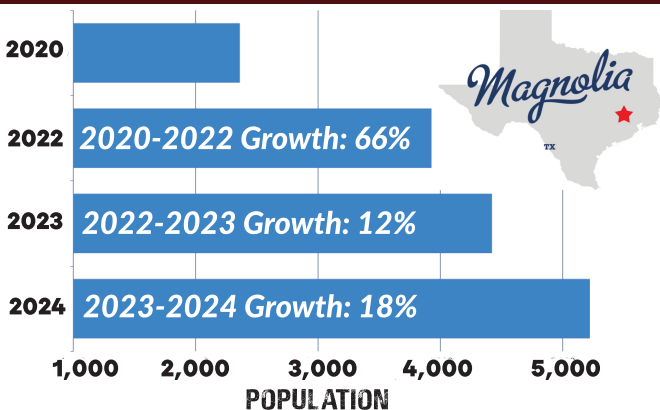




2025 MAGNOLIA, TX AT A GLANCE



23,172 AADT @
FM 1488 & SH 249



40 MINUTES TO HOUSTON

42 %



ASSOCIATES DEGREE OR HIGHER

5,500 RESIDENTS



& GROWING



5.5

SQUARE MILES



EMPLOYMENT

61.3%

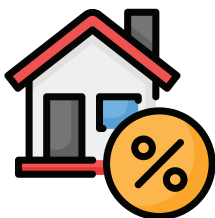


MEDIAN AGE

36.4

355+ ACRES

**MIXED-USE
DEVELOPMENT**



Municipal property tax rate
\$0.2509 per \$100 valuation

**Magnolia's residents are educated, hardworking, high-earners
making an ideal workforce for your business.**

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