

2025 Annual Report

Magnolia Economic Development (4A)

&

Magnolia Community Development (4B)



About the Corporations



4A EDC – Promote new and expanding business activities through a variety of activities as well as workforce investments and upskilling abilities. Can also do same projects as 4B



4B CDC – Parks, recreation, community facilities, quality of life, supports new and expanding businesses in the community



Together, the corporations drive economic growth and enhance Magnolia's quality of life.

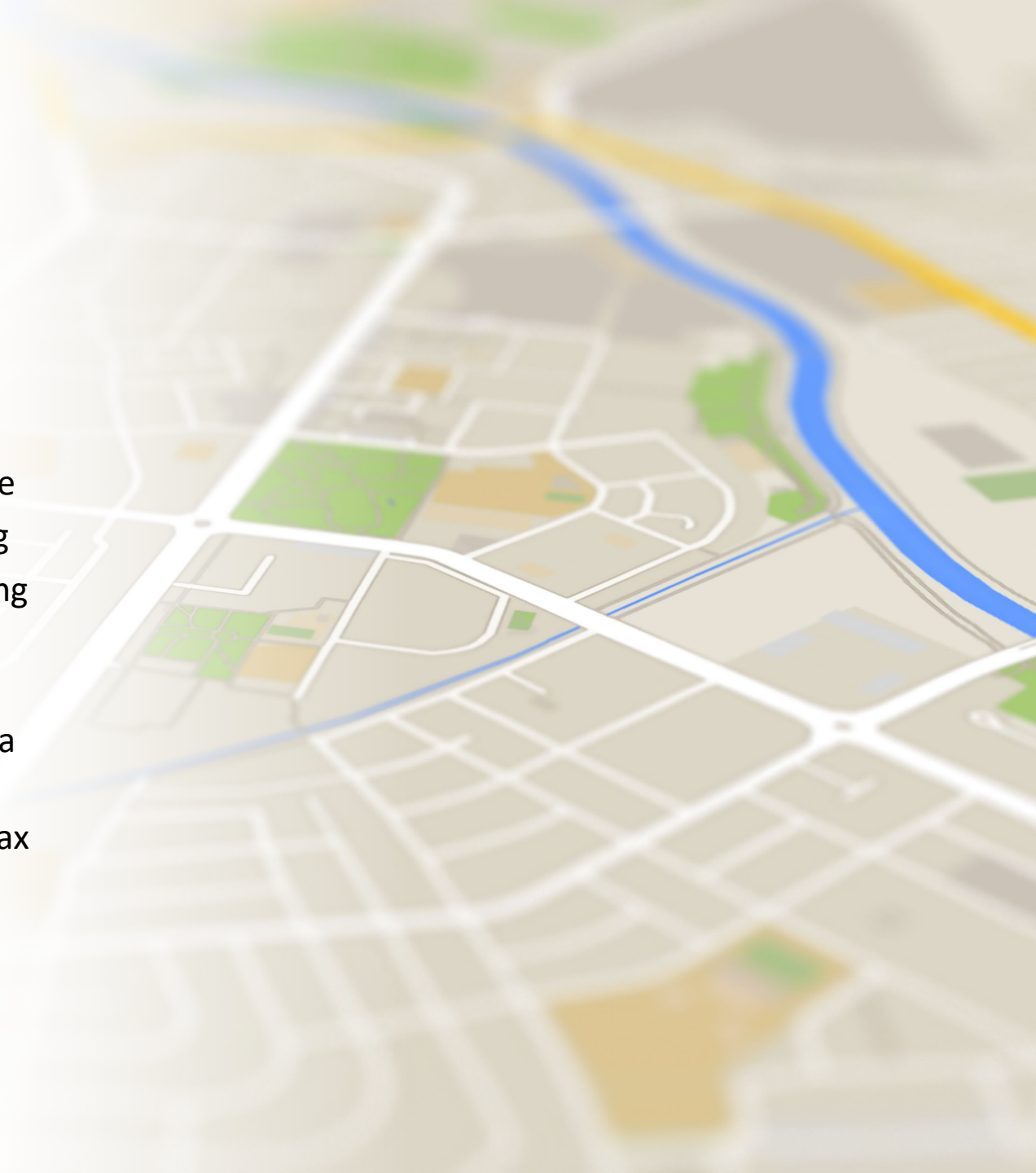


Magnolia Pre-2020

- Flat Population Growth
- Limited Local Employment
- Land Use Distribution: 80% Residential
- Few new business openings
- Pass through city
- Average Sales Tax Receipts \$2.5M

Magnolia 2025

- Planning is at the Forefront
- Expanded infrastructure
- Revitalization Occurring
- New Businesses Opening
- Local Employment Opportunities
- Small Business making a Come Back
- Average Annual Sales Tax \$5M



2025
Highlights –
EDC (4A)

Innovation District Planning

Heritage Circle Traffic Study

Engineering for Infrastructure

TxDOT Sidewalk Grant App

Livable Centers Grant App

2025
Highlights –
CDC (4B)

Community Center Feasibility

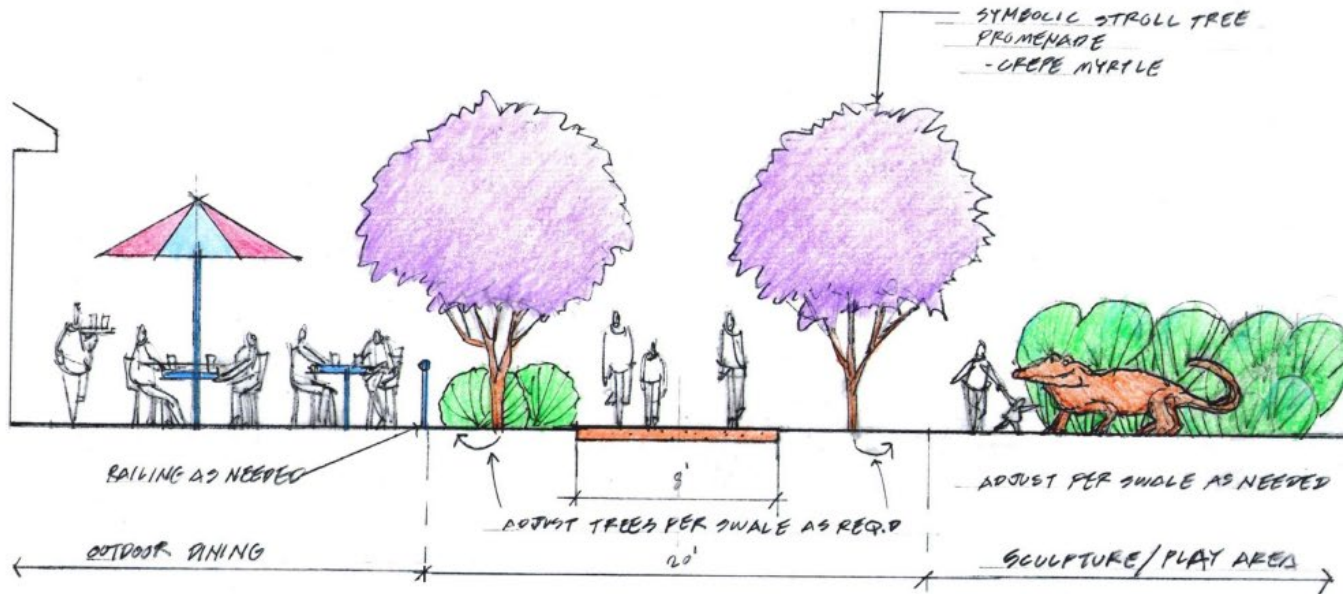
The Stroll Revitalization

Commerce Street Parking Lot

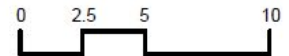
Local Business Grants (BIG)

Parking Lot Policy Updates

The Stroll District Revitalization Plan



Stroll - Typical Section



SCALE : 1" = 10' (11x17)
SCALE : 1" = 5' (22x34)



Magnolla Stroll

Conceptual Design and Visioning
Task 2 Exhibit

Character Sketch 1

5 of 9

FM 1488 to Sanders Street
Magnolia, Texas
09/11/2025





Magnolia Stroll

Conceptual Design and Visioning
Task 2 Exhibit

Character Sketch 2

6 of 9

FM 1488 to Sanders Street
Magnolia, Texas
09/11/2025



Shared Achievements

- *Collaboration with City of Magnolia, ISD, Pct. 2

- *Advocating for Public Safety Improvements

- *Revitalization of The Stroll District

- *Community Grant Awards



PRIORITY TO PROJECT

(This is how we develop projects)



STRATEGIC
PLANNING



COMMUNITY
DATA



LOCAL
IMPACTS



CONCERNS

MAGNOLIA (4A)

INFRASTRUCTURE

WORKFORCE (SKILLS&JOBS)

PUBLIC SAFETY

STROLL REDEVELOPMENT

INDUSTRY DEVELOPMENT

MAGNOLIA (4B)

Infrastructure

Public Safety

Parks/The Stroll/CVB

Small Business Development

PRIORITY: PUBLIC SAFETY

GOAL: SAFE STREETS, REDUCING CRASHES, DECREASING DRIVE TIMES AROUND BUSINESS DISTRICTS. GENERALLY REDUCE RRD COLLISIONS AND ACCIDENTS

1. Verify &
Collaborate
w/ Partners

2. Data
Discovery

3. Present
findings
& build
consensus

4. Outcomes

4A
2026
PROJECTS

Innovation District Development

Grant Applications

Livable Centers Study

Comprehensive Plan Update

Shop Local Campaign

Industry Development

4B
2026
PROJECTS

Maintenance on The Stroll

Sullivans' Park Revitalization

Livable Centers Study

4th Street Trail to Unity Park

Shop Local Campaign

Recreation Center Feasibility

Acknowledgments



4A & 4B BOARD MEMBERS



CITY COUNCIL
&
MAYOR'S OFFICE



COMMUNITY PARTNERS

Shaping Magnolia's Future Together