

# Westwood Village

📍 32858-33030 FM 2978 Rd, Magnolia, TX 77354



At the epicenter of Magnolia, with direct access to the neighboring master-planned community.

**Center Size: 246,220**  
**Spaces Available: 4**

**Within 3 Miles**

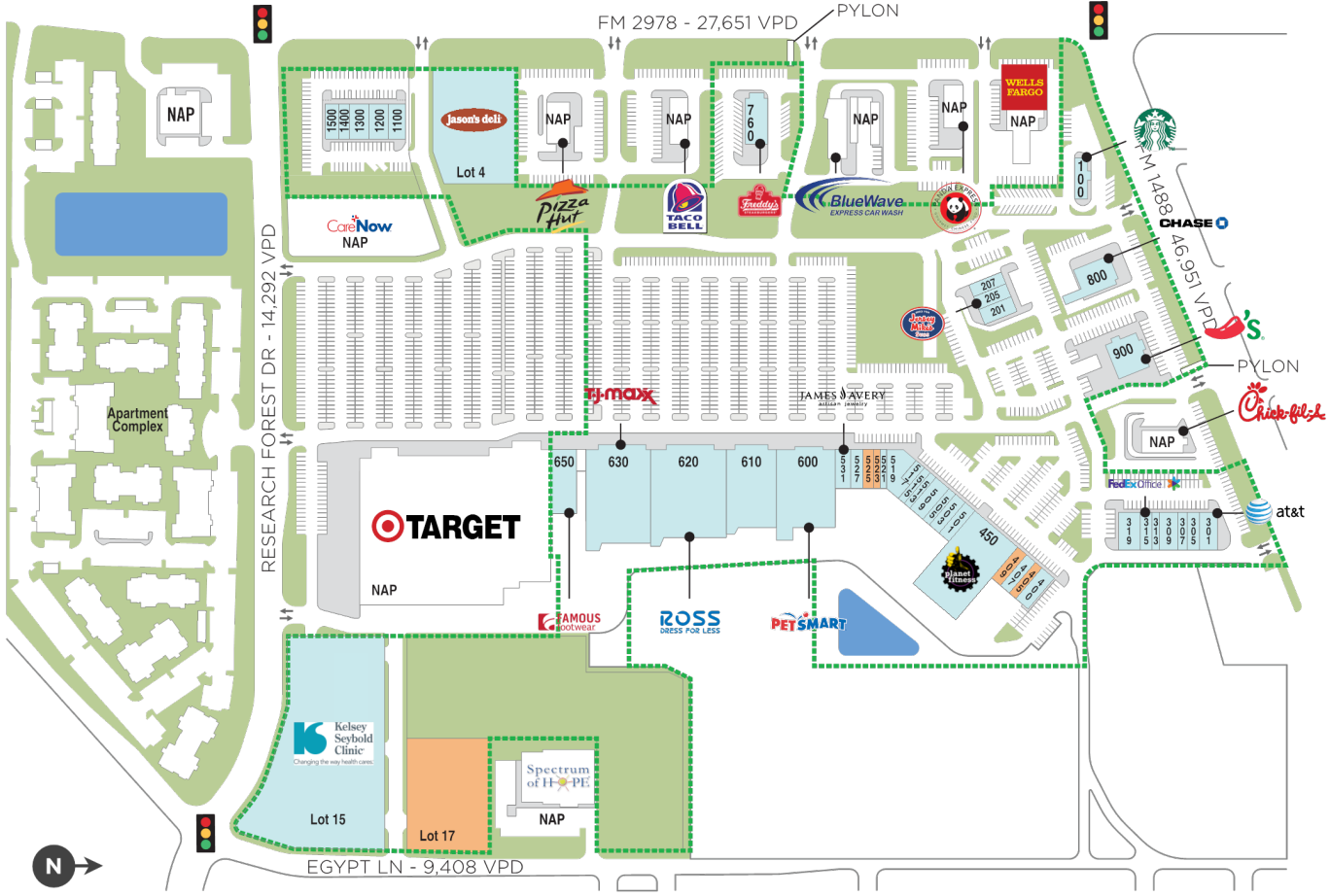
Population	<b>51,789</b>
Avg. Household Income	<b>189,476</b>
Avg. Home Value	<b>\$645,636</b>
Annual Visits	<b>5,052,964</b>
Vehicles Per Day	<b>39,353</b>

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

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SPACE	TENANT	SF
0405	AVAILABLE	1,897
0409	AVAILABLE	1,680
0523	AVAILABLE	1,320
0525	AVAILABLE	1,440
LOT17	AVAILABLE	0.85 Acres
0100	STARBUCKS	1,800
0107	CARENOW	0
0201	FIVE GUYS BURGERS & FRIES	3,127
0205	JERSEY MIKE'S SUBS	1,548
0207	SMOOTHIE KING	1,190
0301	AT&T	3,500
0305	TIDE DRY CLEANERS	1,600
0307	BIG FROG CUSTOM T-SHIRTS & MOR	1,364
0309	MASSAGE ENVY	3,000
0313	SHARKEY'S CUTS 4 KIDS	1,250
0315	FEDEX	1,727
0319	BROTHERS PIZZA EXPRESS	2,500
0400	RECOVERY PROJECT	2,228
0407	CLASSIC NY BAGEL	2,100
0450	PLANET FITNESS	24,000
0501	NAILS OF AMERICA	2,000
0503	TEXAS STATE OPTICAL	2,018
0505	RISE DENTISTRY	1,900
0509	MATTRESS FIRM	4,200
0513	THE JOINT	1,300
0515	EUROPEAN WAX CENTER	1,482
0517	NUTRITION DEPOT MAGNOLIA	833
0519	TOYBOX TREASURES	2,532
0521	CRUMBL COOKIES	1,580
0527	SALLY BEAUTY SUPPLY	1,600
0531	JAMES AVERY ARTISAN JEWELRY	3,040
0600	PETSMART	19,999
0610	OFFICEMAX	18,000

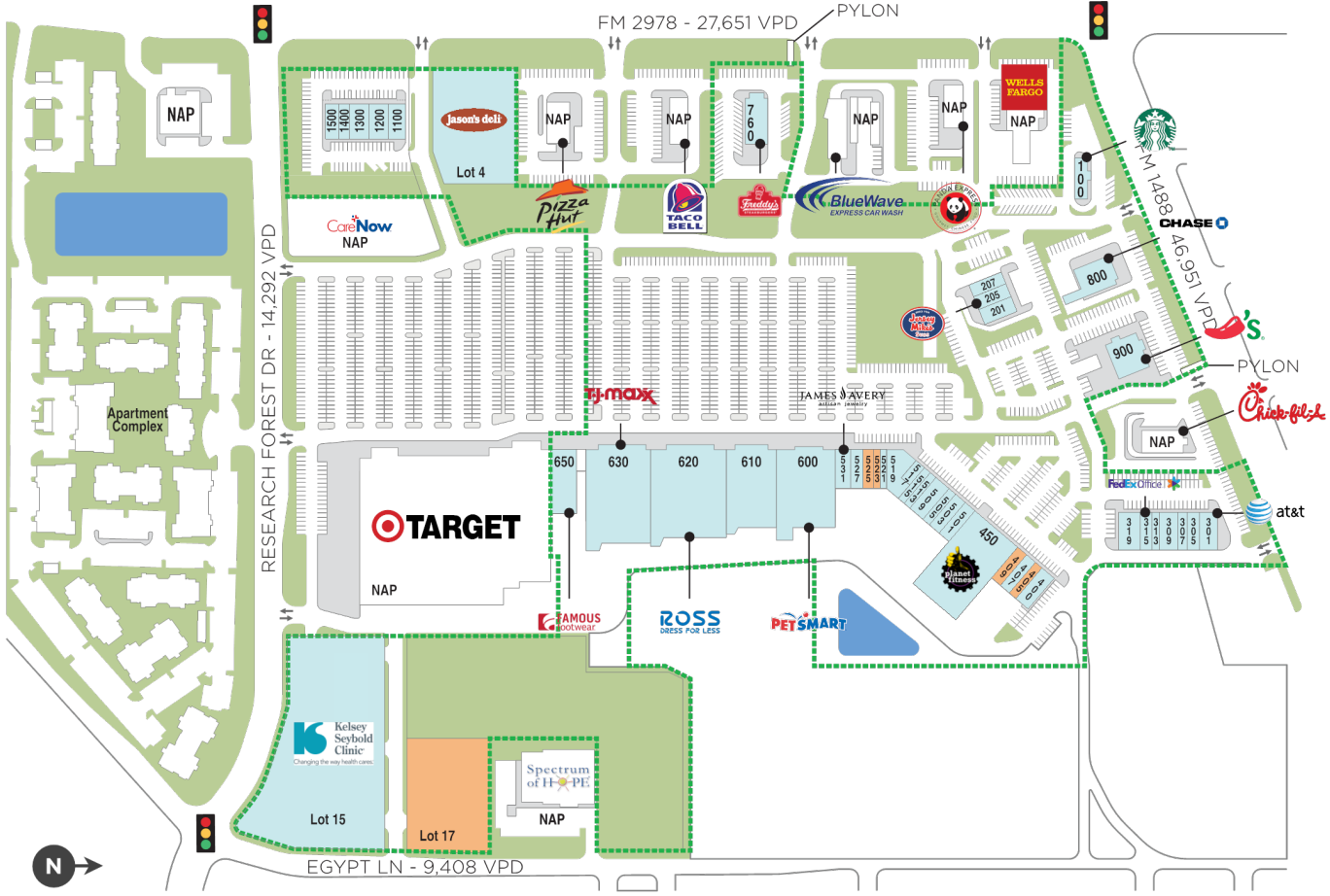
1 of 2

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SPACE	TENANT	SF
0620	ROSS DRESS FOR LESS	30,187
0630	TJ MAXX	27,702
0640	MONTGOMERY COUNTY, TEXAS	900
0650	FAMOUS FOOTWEAR	7,000
0700	TARGET	0
0740	PIZZA HUT	0
0750	TACO BELL	0
0760	FREDDY'S FROZEN CUSTARD & STEA	1
0770	BLUE WAVE	0
0780	PANDA EXPRESS	0
0800	CHASE BANK	4,114
0900	CHILIS RESTAURANT	5,811
0910	CHICK-FIL-A	0
1100	DAVE'S HOT CHICKEN	2,800
1200	AMERICA'S BEST CONTACTS & EYEC	3,000
1300	PACIFIC DENTAL SERVICES	3,200
1400	PLAYA BOWLS	1,600
1500	THE KEBAB SHOP	2,150
LOT15	KELSEY SEYBOLD	36,500
LOT4	JASON'S DELI	3,500

2 of 2

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