

# FOR SALE | MAGNOLIA CORPORATE CAMPUS

46,832 SQUARE FEET – AVAILABLE FOR **USER**

Ten Wooded Acres

32100 Dobbin Hufsmith Road, Magnolia, TX

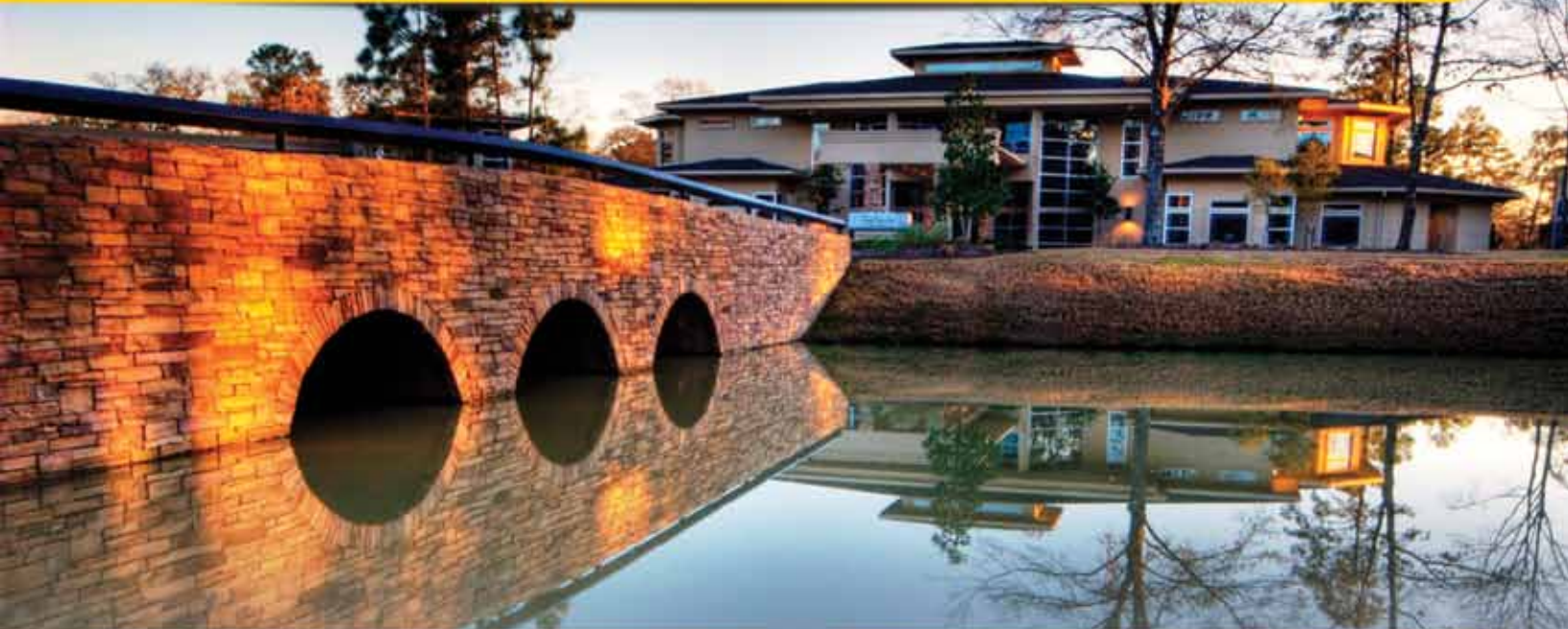
Sales Price \$7,000,000



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## EXECUTIVE SUMMARY

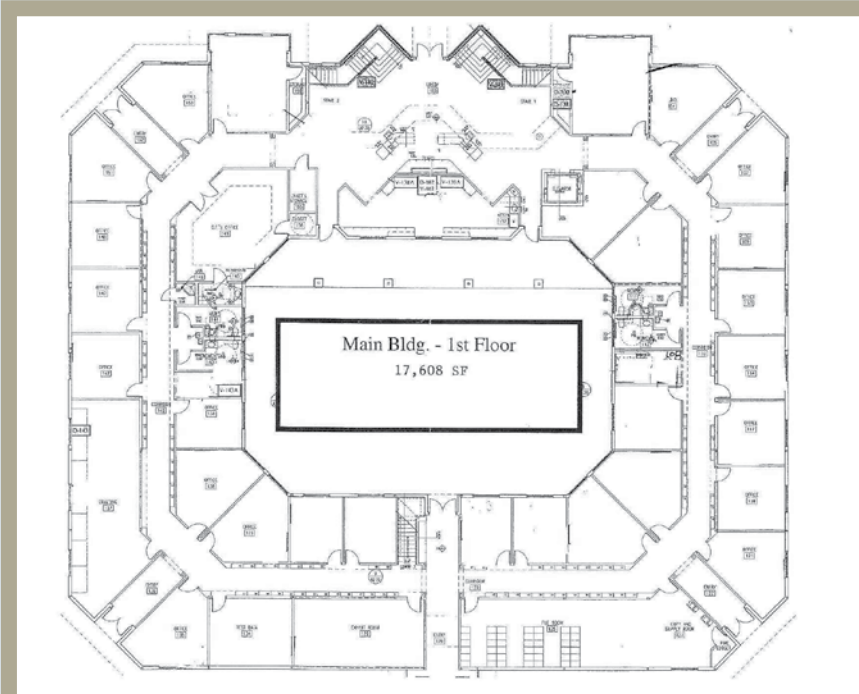
BUILDING NAME	MAGNOLIA CORPORATE CAMPUS
PROPERTY ADDRESS:	32100 DOBBINS-HUFFSMITH, MAGNOLIA, TX
PHYSICAL DETAILS:	
TOTAL SQUARE FEET	46,832 SQUARE FEET
MAIN HQ BUILDING	28,449 SQUARE FEET
OFFICE BUILDING TWO	5,713 SQUARE FEET
FLEX BLDG (21 FT. CLEAR)	12,670 SQUARE FEET
LAND SIZE:	10 ACRES
YEAR BUILT:	2006
PARKING:	10 COVERED SPACES/ 57 SURFACE SPACES
OCCUPANCY:	VACANT AT CLOSING
SALES PRICE:	\$7,000,000
TERMS:	CASH

## CONSTRUCTION SUMMARY

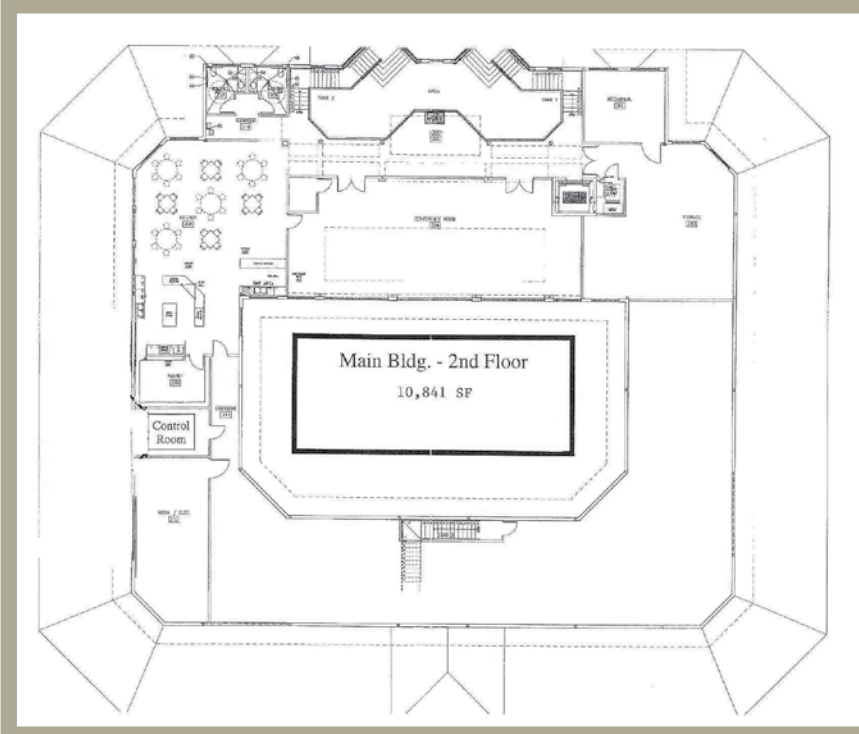
WALLS:	CONCRETE TILT WALLS WITH STUDDED 6" STUDDED EXTERIOR WALLS.
WINDOWS:	SPECIALIZED TINTING AND GLASS MIXTURE PRODUCES "PRAIRIE STYLE" LOOK ORIGINATED BY FRANK LLOYD WRIGHT.
FIRE SAFETY:	FULLY SPRINKLERED
STAINED WOOD:	CABINETS AND FEATURES IN COMMON AREAS.
GRANITE COUNTER TOPS:	WORK AREAS, KITCHENS AND RESTROOMS.
HVAC:	OVERSIZED CHILLER FOR FAST START UP COOLING.
BRIDGE:	IMPRESSIVE REPLICA PLANK ENTRY BRIDGE



## FLOOR PLANS

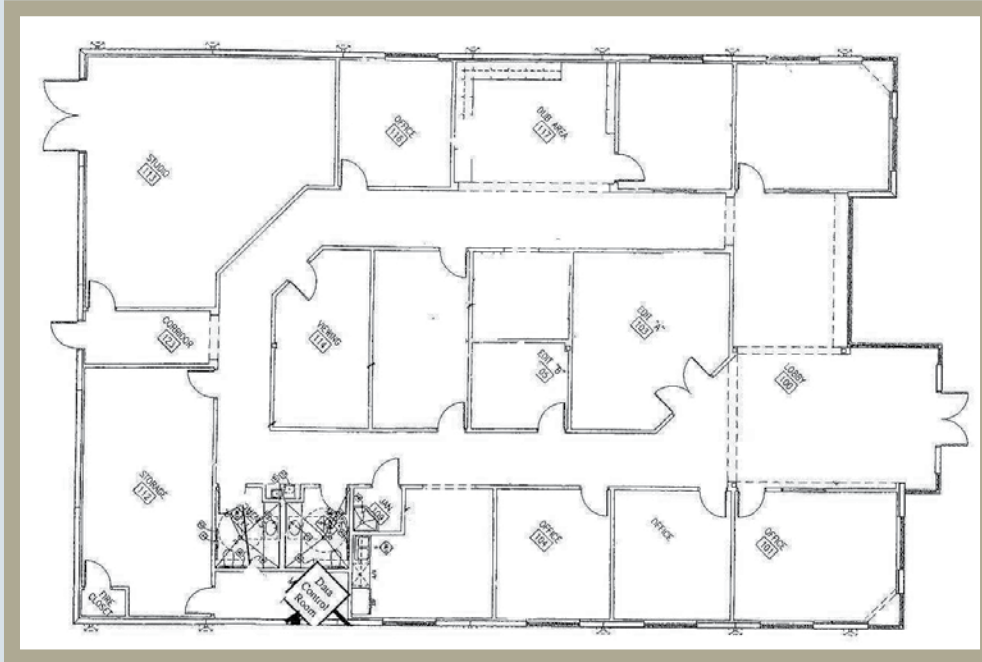


**Main Bldg. - Level 1**  
17,608 SF

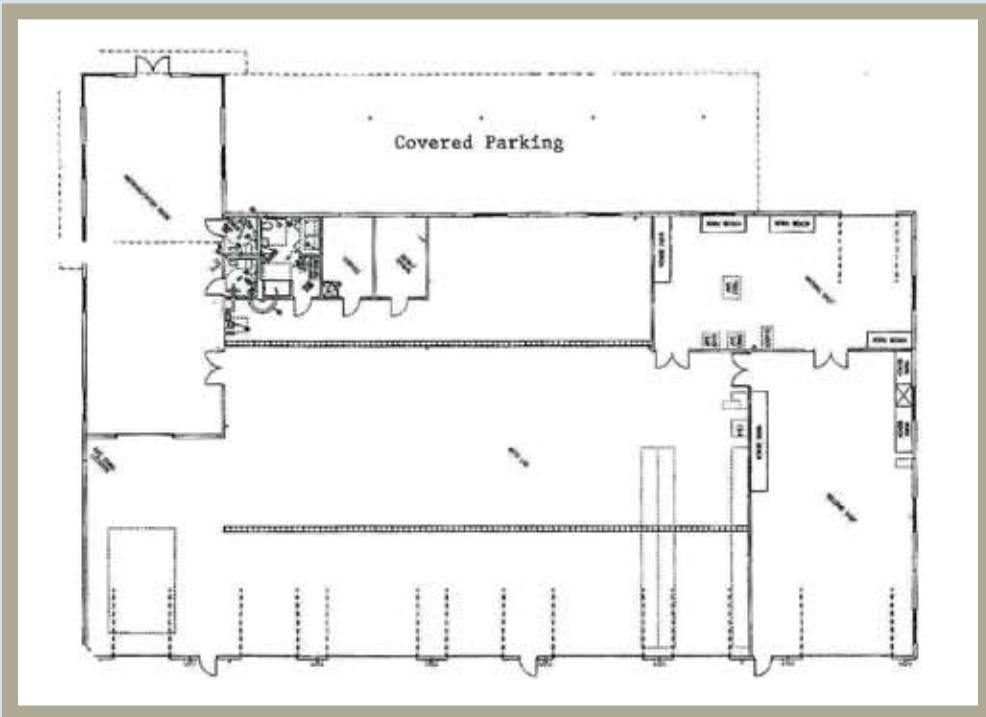


**Main Bldg. - Level 2**  
10,841 SF

## FLOOR PLANS



**Office Bldg. 2**  
5,713 SF



**Flex Bldg.**  
12,670 SF

## LOCATION OVERVIEW

The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 18 miles west of The Woodlands, Texas and approximately 20 miles from the site (under-construction) of Exxon-Mobil's new 385-acre corporate campus (at Hardy Toll Road and I-45); and 35 miles northwest of Houston, 24 miles southwest of Conroe, and approximately 20 miles from both IH45 and US290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 137,000.

Montgomery County is one of the fastest growing areas in the state. The quality of life offered by Magnolia makes it an easy choice for families, empty nesters, and business executives alike. Here, peaceful pastures, lush pine forests and lakes co-exist in harmony with long-standing family businesses and new entrepreneurial ventures. Once just a sleepy sawmill town, Magnolia is now home to more than 1,326.

Magnolia reflects the friendliness of a small town yet it is a growing City with nearby access to our big city neighbors of Houston, Conroe and The Woodlands. It is a small community with big hearts and great pride. Quality families are the cornerstone of this inviting City. Family values permeate throughout the community creating a warm and safe place to start a family and raise children of all ages. Homeowners have a variety of living options to choose from - conventional subdivisions, farm and ranch living, or custom designed homes on sprawling acreage. Leisure and recreation opportunities abound for golfers, equestrians, nature lovers, and cycling enthusiasts alike.

Each year, Magnolia opens its arms and its doors to thousands of visitors who flock to the Texas Renaissance Festival, which takes place over seven weekends starting in October. Magnolia lies in close proximity to a major performing arts pavilion in The Woodlands, and Houston, just a short drive away, stands as a major player in the global business arena - with an international port, hundreds of multi-national corporations, and a hugely diverse and talented work-force. This proximity to Houston also gives Magnolia residents access to one of the largest

performing and cultural arts centers in the country, and to several professional sports teams.

Throughout the years, this area has seen many changes, going from a railroad town and agriculture community to a "bedroom community" where residents may work in another City or County but live, pay taxes and spend most of their income in their city. With the widening of highway FM 1488, and now FM 1774, Magnolia will continue to grow with changes, challenges and an ever evolving image.

The main goal of the City is to maintain a small-town atmosphere and to provide quality services to its citizens. Our community is firmly grounded in traditional American values and down-home, small town charm. You will find the people of Magnolia to be some of the friendliest folks in Texas. A school district that is among the finest in the state, high-quality churches of all denominations, as well as a very manageable cost of living, are just a few qualities that make Magnolia a great place to live, work and visit.

With over 137,000 residents living in and around Magnolia, businesses have a significant talent pool from which to draw from for their operations. Companies also have a wide assortment of land development options ranging from commercial centers to stand-alone buildings to large undeveloped tracts.

The Magnolia area is far enough removed from the metropolitan hustle and bustle, but still in close proximity to everything you need to remain healthy, happy and connected. As more people and companies have chosen and continue to choose this community for their homes and businesses, the city of Magnolia, along with Montgomery County and other entities, have developed a supporting infrastructure that meets the needs of families and businesses alike.

This year, the greater Magnolia area has seen many new businesses open, including national retailers and eateries. This is proof that Magnolia is growing and this has initiated new initiatives to aggressively market Magnolia as indeed "open for business".

The 2010 U.S. Census shows Magnolia grew 25% in the last

## LOCATION OVERVIEW

decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.

### Water and Sewer Utilities:

Magnolia and various companies provide all of the basic municipal offerings expected of an established community - sanitation, water, sewer, cable and other standard services.

### Retail Growth:

Real estate construction and new home communities has brought with it a heightened interest from retail establishments and professional service establishments. Magnolia residents have everything they need within a quick walk or drive - from financial services to restaurants, grocery stores, to major shopping centers.

### Police and Fire:

Safety and security of Magnolia residents and businesses is of primary importance to the City. Our residents are well protected and cared for by our own police department.

### Schools:

The Magnolia Independent School District is the second fastest growing district in the state and has enjoyed a more than 10% growth for each year during the past decade. Covering almost 150 square miles, the district is home to more than 9,000 students receiving quality instruction in seven elementary schools, two middle schools and two high schools. Other nearby townships have excellent schools. These areas include The Woodlands and Tomball. Area High Schools and Magnolia lower grade schools include:

High Schools in the Area:

Magnolia High School	2,211	Students
Magnolia West High School	894	Students
Tomball High School	2,722	Students

The Woodlands High School	3,632	Students
Conquest Academy	88	Students
Alpha High School	79	Students



Magnolia High School Photo

Magnolia Elementary and Junior High Schools:

- Magnolia Junior High School
- Bear Branch Junior High School
- Bear Branch Sixth Grade
- Magnolia Sixth Grade
- Bear Branch Elementary School
- Ellisor Elementary School
- Lyon Elementary School
- Magnolia Elementary School
- Magnolia Parkway Elementary School
- Nichols Sawmill Elementary School
- Smith Elementary School
- Williams Elementary School

### Medical:

Montgomery County residents are fortunate to have access to several renowned hospitals in the immediate surrounding communities of Tomball, The Woodlands, and Conroe. Also nearby is the Houston Medical Center, which represents the

## LOCATION OVERVIEW

largest medical district in the world with 45 health care facilities, 13 hospitals, and two medical schools.

### Transportation:

The train depot is a daily reminder of the important of transportation to Magnolia's history and development. The City is in close proximity to Bush Intercontinental Airport and several small general aviation airports.

### ExxonMobil New Regional Location

ExxonMobil is developing a new office campus in north Houston for employees currently working in a variety of locations in the Houston area.

"The complex will be constructed to high standards of energy efficiency and environmental stewardship, and will promote new opportunities for employee collaboration in their daily work."

The energy-efficient campus will be located on a 385-acre wooded site on company-owned land in north Houston near



the intersection of I-45 and the Hardy Toll Road. It will contain multiple low-rise office buildings, a laboratory, conference and training centers and facilities such as child care, a wellness center and other employee amenities.

"This new campus provides an opportunity to consolidate many of our Houston offices in one location, which will provide a high-quality working environment as our employees continue to support ExxonMobil's mission of delivering energy to

meet growing global needs," said Bryan Milton, president of ExxonMobil Global Services Company.

"The complex will be constructed to high standards of energy efficiency and environmental stewardship, and will promote new opportunities for employee collaboration in their daily work."

It is expected that most employees working in the corporation's Houston Upstream head office activities, along with ExxonMobil Chemical Company and various staff support services, will be based at the campus.

Employees will move in phases as the buildings are constructed, beginning early 2014. Full occupancy for Houston-based employees is expected by 2015.

Construction and ongoing operations will create thousands of jobs, substantial state and local taxes and significant benefits to the Texas and Houston-area economy.

The decision to proceed with the campus resulted from a study of the corporation's office requirements in the United States. Further study will determine whether any other U.S. office locations will be located at the campus in the future.

### About ExxonMobil

ExxonMobil, the largest publicly traded international oil and gas company, uses technology and innovation to help meet the world's growing energy needs. ExxonMobil holds an industry-leading inventory of resources, is the largest refiner and marketer of petroleum products, and its chemical company is one of the largest in the world. For more information, visit [exxonmobil.com](http://exxonmobil.com).

### The Woodlands

Founded in 1974, The Woodlands was one of the first master-planned communities in the country, and is now one of the most successful. The Woodlands is known for its towering trees, winding nature trails, abundant outdoor recreation and excellent educational opportunities. Over the last three decades, this 28,000-acre community has also become a thriving center for business, commerce and tourism.

## LOCATION OVERVIEW



The Woodlands was one of the nation’s first sustainable communities, with a current total of over 6,000 acres of green space protected in 121 parks, seven golf courses, and plentiful greenbelts and forest preserves. Plans call for over 8,000 acres of greenspace when The Woodlands’ master plan is complete. Trolleys and Waterway Cruisers are alternative modes of transportation within The Woodlands Town Center, the “downtown of The Woodlands.” Many other green initiatives have continued throughout the community’s history, making The Woodlands a model for sustainable development.

Town Center has become the heart and soul of The Woodlands, encompassing The Woodlands Waterway®, a 1.4-mile long water feature, transportation corridor and linear park. The Waterway links the Class A office buildings, shopping, dining and entertainment venues in Town Center. The Woodlands Mall, a 1.3-million square-foot regional mall; 34-acre “Main Street”-style Market Street; The Cynthia Woods Mitchell Pavilion and two Cinemark movie theaters combine with dozens of upscale restaurants and shops in Town Center.

The Woodlands Town Center gives businesses a competitive edge in providing office and retail with multi-purpose centers for work, living and entertainment.

### Vital Stats For The Woodlands

The following facts and figures provide a quick snapshot of The Woodlands:

- Currently #2 best-selling master-planned community in Texas and #4 in the U.S.
- 28,000 acres total; 5,000 acres devoted to commercial development
- Over 100 major companies
- 14 companies occupy 100,000 square feet or more
- \$13.1 billion invested by all parties to date
- 17 miles from George Bush Intercontinental Airport
- 27 miles north of downtown Houston, fourth largest city in the U.S.
- 28% (8,000 acres) dedicated to green space at build-out
- More than 1,700 employers and 47,000 employees
- 40,550 households in nine residential villages

The Woodlands is the premier location to live and do business.

**Current Population: (01/01/11)**

The Woodlands:	97,023
Montgomery County:	458,171
20-mile trade area:	1,438,697

**Projected Population: (2015)**

The Woodlands:	114,775
Montgomery County:	552,203
20-mile trade area:	1,649,468

**Median Household Income:**

The Woodlands:	\$118,704
20-mile trade area:	\$64,935
20-mile trade area mean income:	\$81,674

To date, more then \$13.1 billion has been invested in The Woodlands.

# PHOTOGRAPHY



*Entrance To Magnolia Corporate Campus*



*Lake Bridge View of Main Office Building*



*Main Building and Monument Sign*



*Main Building Lobby Area*



*Magnolia Corporate Campus*

# PHOTOGRAPHY



*Building Lobby Area*



*Building Reception Desk*



*Building Board Meeting*



*Building Level Two Common Area*



*Building Second Floor Elevator*



*Courtyard View*

# PHOTOGRAPHY



*Courtyard in Center of Main Building*



*Kitchen Area For Employees*



*Landscaping Between Main Building and Office Building Two*



*Exterior Landscaping*



*Office Building Two and Monument Sign*



*Office Building Two Showing "Prairie Style" Reflective Glass*

# PHOTOGRAPHY



*Flex Building with Attached Covered Parking*



*Flex Building - Rear View*



*Night View of Bridge Entrance and Fountain*



*Sunset Fall Photos Of Lake*



*Lake View*



*Main Building Side View*

# AERIALS



# LOCATION MAP

