



75-Acre Land Tract Assembled Westwood Village Shopping Center Magnolia, TX

A national real estate investment trust partnered with The J. Beard Real Estate Company to assemble several tracts of land for a major retail development in Magnolia, Texas, at the intersection of FM 1488 and FM 2978.

The J. Beard Real Estate Company, LP negotiated with 12 individual property owners to assemble 75 acres for the project and secured the 75 acre transaction, on behalf of the buyer, over a three year period.

Phase I of the development, a 311,000 SF retail center with additional pad sites, encompassing national tenants, including Target, Petsmart, and TJ Maxx, was completed in 2008.

The lengthy, complex, land transaction, encompassed diligence with both the land owners and client for an extended period, culminating in a successful development.

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