

NEIGHBORHOOD PROFILE

MILL CREEK TRAILS

Magnolia, Texas 77354



Established suburban living with a wooded, nature-oriented setting along Mill Creek.



Magnolia / 1488 East area – near Hardin Store Road, Clint Neidigk Road and SH 249.



Data as of 9/27/2026



QUICK TAKE

A newer, completed single-family community with neighborhood amenities, accessible pricing and convenient reach toward Magnolia, Tomball and The Woodlands.



Established community



Family-oriented



Nature-oriented



Completed development



COLINA HOMES

SMITH DOUGLAS HOMES

HOUSING PROFILE

**Median list price:**

approximately \$278,00–\$330,900

**Price range:**

approximately \$240,000–\$355,000+

**Median price per square foot:**

approximately \$173

**Year built:**

approximately 2020–2026

**Home types:**

production, new construction and resale

**Lot sizes:**

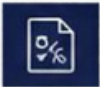
primarily 5,000–7,000+ SF

**Builders:**

Smith Douglas Homes and Colina Homes

**HOA:**

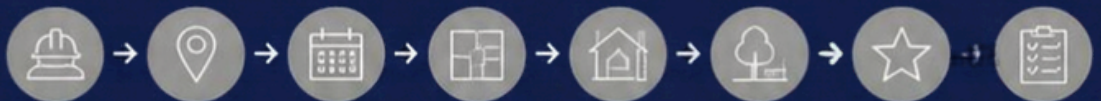
approximately \$450 annually / \$38 monthly

**Property tax rate:**

approximately 3.1%,

**Comparable does not automatically mean similar.**

Sections, builders, floor plans, home sizes, lots, upgrades and condition vary. Current HAR medians are approximately 1,786 SF in Mill Creek North and 1,829 SF in Mill Creek South.



Remaining new-construction incentives, include closing costs and title policy.

MARKET SNAPSHOT



Price trend, 12 months:

softening / buyer-sensitive
currently at the end of a seller's market



Days on market:

approximately 49 days



List-to-sale ratio:

approximately 97.46%



Months of supply:

4.82



INTERPRETATION

Buyers have choices,
so pricing and
positioning matter.

Example:

2727 Mockingbird Terrace Lane
was reduced from \$329,990 to
\$309,990, approximately 6%.



RECENT SALES RANGE

\$266,275 • 1,243 SF

\$274,900 • 1,693 SF

\$280,260 • 1,427 SF

\$317,254 • 1,988 SF

\$319,990 • 2,409 SF

\$329,990 • 2,470 SF

\$352,495 • 2,409 SF

BUYER PROFILE



First-time buyers, Move-up buyers, Relocating buyers, Young families

New-construction seekers, Buyers seeking access to The Woodlands/Tomball/Magnolia
Investors



Quiet suburban, family-oriented, outdoors-oriented
and newer community.



SCHOOLS & LIFESTYLE



SCHOOLS

Magnolia Independent School District

Zoned schools, verify per address:

**Cedric C. Smith Elementary -
Bear Branch Junior High School -
Magnolia High School**

School assignments and current information should always be verified for the specific property and school year.



Magnolia High School currently identifies itself as an A-rated campus on its school website.



LIFESTYLE

AMENITIES & CONNECTION



Mill Creek



Community walking and nature trails



2 Playground areas



Fishing along Mill Creek



Magnolia shopping and dining



Tomball, The Woodlands, Lake Conroe, SH 249 corridor



The neighborhood is primarily automotive dependent.



Walkability score:
10/100

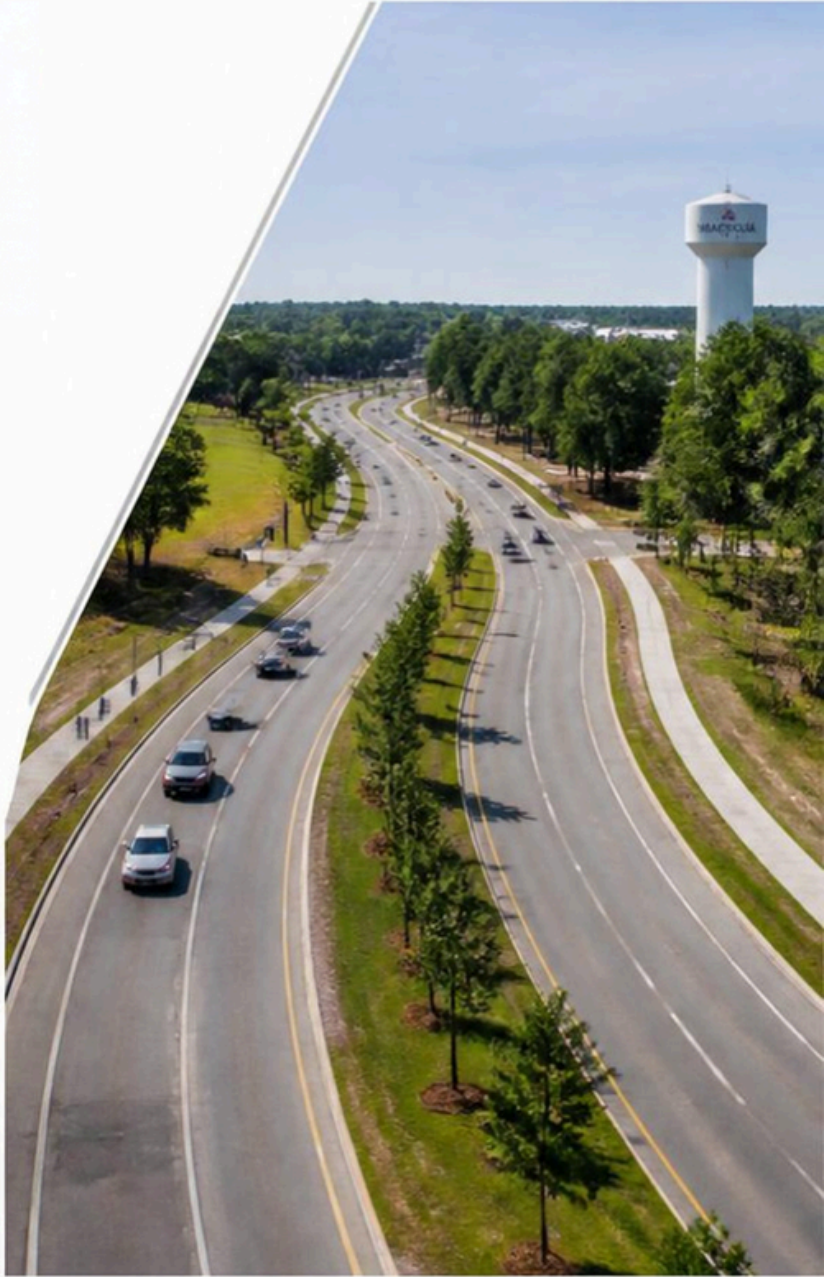


Bikeability score:
30/100



Suburban living with an outdoor and nature component, positioned between Magnolia, Tomball and The Woodlands.

DEVELOPMENT, GROWTH & INVESTMENT



DEVELOPMENT

The Mill Creek Trails development is completed.

- ✓ **Remaining builder inventory** is limited to final opportunities
- ✓ **Privately owned vacant lots** may exist and should not be interpreted as remaining developer inventory.



GROWTH

The surrounding market continues to evolve through FM 1488 improvements, SH 249 connectivity, Magnolia-area commercial growth and continued residential growth in the 77354 market.

- ✓ **TxDOT-related FM 1488** reconstruction and widening work extends into 2026
- ✓ **A permanent Heron Run connection** to SH 249 opened in January 2026.



INVESTMENT



Estimated rent:

approximately \$2,000-\$2,400/month



Rent demand:

moderate to potentially strong, property-specific



Appreciation:

depend on acquisition basis, surrounding growth and supply; not guaranteed.



Underwrite property taxes, MUD costs, HOA dues, insurance, maintenance, vacancy and competing rental inventory carefully. Basis may be the most important variable.

MILL CREEK TRAILS HIGHLIGHTS



WHY IT STANDS OUT



Newer housing stock almost gone - Check out 27227 Mockingbird Terrace Ln FINAL OPPORTUNITY



Nature-oriented setting - New subdivision within a country setting



Magnolia ISD - Cedric C Smith (A), Bear Branch Jr High (B), Magnolia High (B)



8 minutes to SH 249 // 24 minutes to TX-99 // 26 minutes to I-45 // 9 minutes to Woodlands Pkwy



Proximity to Tomball and The Woodlands



Accessible price point



Multiple home sizes and floor plans



Completed community

EXPERT TAKE



Mill Creek Trails is a newer Magnolia community where the neighborhood is established but the surrounding market is still evolving. Its combination of relatively young housing, outdoor amenities, Magnolia ISD and access toward Tomball, The Woodlands and SH 249 gives it a distinct position within the 77354 market.



Market figures and school information are approximate and should be independently verified for the specific property, tax year and school year.



MILL CREEK TRAILS
MAGNOLIA, TEXAS 77354



0.33 mile radius near Magnolia, TX 77354

Market Trends

Market Trends for Magnolia, TX 77354

Single Family Residence

August 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.82	97.5%	49	\$334,995
↑ 5.01% MoM	↓ 0.15% MoM	↑ 13.95% MoM	↑ 3.89% MoM

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

