

WENDY CLINE PROPERTIES GROUP

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26250 RILEY RD
WALLER, TX 77484

A 12-Acre Wellness, Recovery, &
Hospitality Retreat Center



MAGNOLIA, TEXAS • RILEY ROAD CORRIDOR

Where healing, connection, and purpose-driven gatherings thrive.

PROPERTY OVERVIEW

Magnolia Manor Retreat offers a unique opportunity to own a fully equipped, multi-purpose retreat center on approximately 12 serene acres in Magnolia, Texas. Purpose-built to support wellness retreats, recovery programs, faith-based ministries, corporate gatherings, and extended-stay lodging, this retreat delivers an exceptional combination of privacy, capacity, and functionality.

The main lodge includes $\pm 7,200$ sq. ft. of flexible living, dining, meeting, and lodging areas, complemented by a connected apartment, outbuildings, and open green spaces. With commercial-grade infrastructure, ADA accessibility, multiple kitchens, and extensive lodging accommodations, Magnolia Manor is ready to support organizations of all sizes.

KEY PROPERTY HIGHLIGHTS

- ± 12 wooded and cleared acres
- $\pm 7,217$ sq ft retreat lodge
- Multiple guest suites & group lodging rooms
- ADA-accessible bathroom + private elevator
- 1,600 sq ft multi-purpose activity/work room
- Multiple kitchens for high-volume meal service
- Whole-property backup generator
- Connected two-bedroom apartment
- Long private drive with limited visibility for privacy
- Ideal for recovery, wellness, ministry, or corporate retreats



RETREAT SUITABILITY & LAND OVERVIEW

WHY MAGNOLIA MANOR WORKS FOR RETREAT OPERATORS

Magnolia Manor Retreat offers the ideal combination of serenity, privacy, and turn-key readiness. Organizations seeking a location for recovery programs, wellness retreats, spiritual retreats, corporate workshops, or specialty residential programs will find the infrastructure, capacity, and environment perfectly aligned with their needs.

The long private drive, wooded buffers, flexible lodging layout, commercial systems, and large group spaces allow for confidentiality, comfort, and structured scheduling. With all major FF&E included (excluding specific apartment furniture and store inventory), the retreat is ready for immediate operation.

DEVELOPMENT & PROGRAM POTENTIAL

VERSATILE DEVELOPMENT POTENTIAL

- Ideal for wellness, recovery, or spiritual retreat operators
- Suitable for corporate workshops, team building, or professional development centers
- Excellent foundation for a faith-based campus, outreach center, or small rehabilitation facility
- Infrastructure allows potential multi-building residential programs, workshops, or vocational training spaces
- Ample room for additional cabins, workshops, gardens, or therapy structures



Turnkey sale with all FF&E included.

Flexible acreage options—seller open to conveying all 67 acres in any configuration.

PROGRAM & ACTIVITY SPACES

- 1,600 sq ft activity/work room
- Classroom / workshop / craft areas
- Staff office & mechanical room
- Multiple flexible-use rooms for therapy, coaching, or breakout sessions
- Excellent flow for structured programs or group scheduling



WELL-PLANNED INFRASTRUCTURE FOR FUTURE EXPANSION

- | | |
|---|--------------------------------------|
| • ADA-Compliant Main-Level Bathroom | • Adequate water pressure |
| • ADA-Friendly Bathrooms Throughout | • Drainage |
| • Private Residential Elevator (Main → Upper Level) | • Power supply |
| | • HVAC zones |
| | • Multiple meters |
| | • Wide 3' Doors & Oversized Hallways |



LODGE FEATURES & FACILITIES

THE RETREAT LODGE

The primary lodge at Magnolia Manor Retreat is designed for high-capacity use, offering multiple gathering rooms, flexible dining spaces, and private lodging areas. The main level includes a large dining hall, fully equipped primary kitchen, spacious living area with fireplace, and wide hallways for smooth group movement. Upstairs features six oversized bedrooms—each capable of hosting multiple beds—making it ideal for retreats, programs, and extended stays.

KITCHENS & DINING

- Two full kitchens plus a kitchenette zone
- 6-burner JennAir cooktop + double ovens
- Under/over-cabinet lighting
- Ample storage & prep space
- Adjacent dining hall for group meals



MAIN FULL KITCHEN



DINING ROOM



SECONDARY FULL KITCHEN



LODGING & GUEST FACILITIES

The upstairs sleeping quarters include six large bedrooms, each suitable for dorm-style lodging or guest accommodations. Multiple full bathrooms with granite counters and tile finishes support high-traffic use. Design features include durable flooring, wide doors, and natural light throughout.



ACCOMMODATIONS OVERVIEW

9 Total Bedrooms

- 6 in the Retreat Lodge
- 2 in the Attached Apartment
- 1 in the Cabin

8 Total Bathrooms

- 4 in the Retreat Lodge
- 2 in the Attached Apartment
- 1 in the Cabin

LODGING & GUEST FACILITY BREAKDOWN

RETREAT LODGE ($\pm 7,217$ sq ft)

Architectural & Interior Details

- 18-inch tile flooring throughout the main level
- Sliding wood doors, leaded-glass double entry doors
- Crown molding and wide hallways designed for accessibility
- Gas fireplace with mantel as main gathering focal point
- ADA oversized full bathroom on main level
- Commercial-grade fire suppression system, inspected annually
- Private residential elevator (main level \rightarrow upper level)

Bedrooms & Storage

- Six oversized bedrooms upstairs, each accommodating multiple beds (ideal for recovery or dorm-style use)
- Two dedicated storage closets:
 - One for sheets & towels
 - One for paper products & essentials

Utility / Workroom / Laundry Areas

- 1,600 sq ft multipurpose workroom with fans, bright lighting, and an emergency exit
- Utility room with two full sets of washers & dryers and dedicated electrical support

ATTACHED APARTMENT (Sq Footage Included with Retreat)

- Private apartment connected to retreat
- Full kitchen located upstairs
- Living room downstairs, convertible to an additional bedroom if needed
- 1 full bathroom downstairs
- Two private upstairs bedrooms, each with its own en-suite full bathroom
- Tile and carpet flooring
- Perfect for long-term staff, program directors, counselors, or private guests

CABIN DETAILS (± 720 sq feet)

- Full, modern gourmet kitchen
- 1 bedroom / 1 full bathroom
- Sliding closet doors in bedroom
- Tankless electric water heater
- Electric heating & cooling system
- Inviting sun porch + covered front porch
- Ideal for VIP guests, counselors, or short-term residential programs

EQUESTRIAN FACILITIES



BARN HIGHLIGHTS

- Industrial-grade metal frame with two oversized roll-up doors
- Concrete flooring throughout
- Fully insulated $\pm 2,200$ sq ft structure
- 110 & 220-volt professional-grade power supply (ideal for machinery or future expansion)
- Bright fluorescent lighting
- Large workshop area ($\sim 1,200$ sq ft) suitable for equipment, fabrication, or program storage
- 1,000 sq ft of climate-controlled rooms located at the rear and side of the barn
- Excellent for classes, vocational training, crafts, storage, or program operations

APARTMENT AT THE BARN

- Full kitchen with ample cabinetry
- 2 Bedroom / 2 Full Bathroom
- Climate-controlled with electric heating & cooling
- Tankless electric water heater
- Sliding closet doors for space efficiency
- Sun porch + covered front porch for quiet relaxation
- Ideal for on-site staff, directors, instructors, or VIP housing

Electric & Meters

- Two (2) SBEC electric meters:
 - Meter 1: Retreat | Meter 2: Cabin & Barn

Water Systems

- G&W City Water Meter:
 - Services retreat + cabin
- 2-inch main water line serving the retreat center for stable pressure
- 130-ft deep irrigation well for landscape and livestock (separate from potable water)

Septic

- Septic 1: Retreat & Cabin

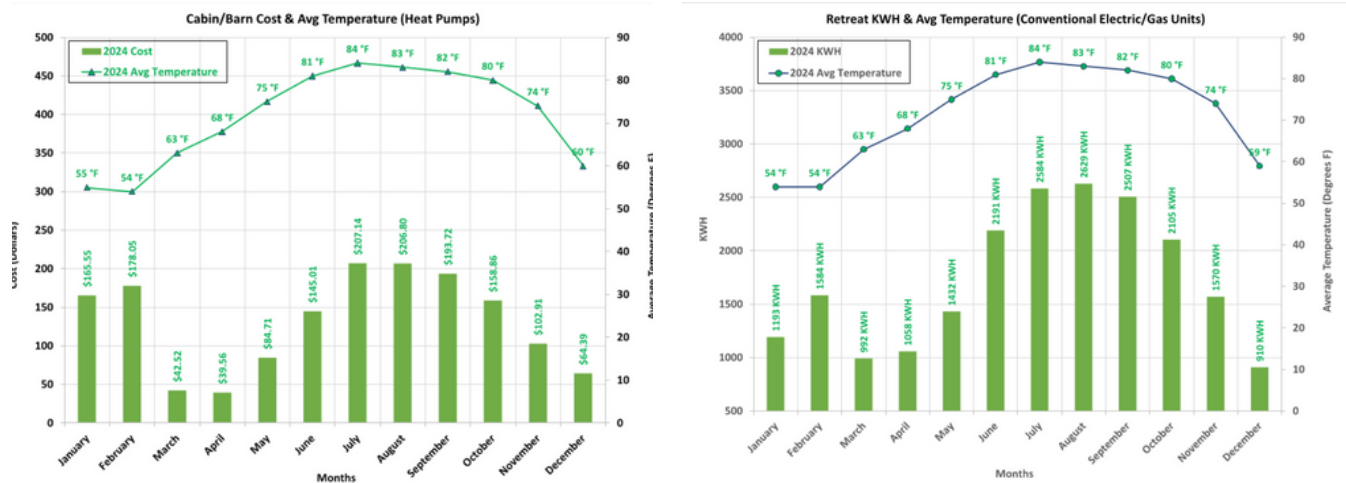
Propane & Generator

- 1,000-gallon leased propane tank
- 45 kW Generac whole-property generator (services retreat operations)
- Powers HVAC, kitchen systems, and critical infrastructure

Technology & Safety Systems

- Dedicated technology hub in office/mechanical room
- Manages all structured wiring, security components, and elevator systems
- Commercial-grade fire suppression system - inspected annually for compliance and safety
- Main-to-upper-level elevator access for guests, luggage, mobility support

ELECTRICITY COST & USAGE



PROGRAM & OPERATIONS

- 1,600 sq ft Multi-Purpose Activity / Program Room
- Multiple Kitchens for High-Capacity Meal Service
- Flexible Dorm-Style Lodging in Retreat Lodge
- Dedicated Office & Mechanical/Tech Room
- Cabin for VIP, Counselor, or Guest Housing
- Apartment for On-Site Staff or Directors

LOCATION OVERVIEW

