

OFFERING MEMORANDUM

19002 N FREEWAY RD.
SPRING, TX 77386

Prime I-45 Frontage Property –
Unrestricted and Ready for
Redevelopment
Situated directly on the I-45 service
road, this high-visibility site offers
excellent access in a rapidly
developing area.



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PROPERTY SUMMARY

19002 N Freeway Rd. Spring, TX 77386

Prime I-45 Frontage Property – Unrestricted and Ready for Redevelopment

Situated directly on the I-45 service road, this high-visibility site offers excellent access in a rapidly developing area. With unrestricted use and a strategic location, the property is well-suited for truck parking, vehicle storage, a car sales lot, or similar commercial uses.

SALE PRICE: \$900,000

YEAR BUILT: 2001

PROPERTY TYPE: Commercial/Retail

BUILDING CLASS: B

LOT SIZE: 21,313 SF

BUILDING SIZE: 9,000 SF



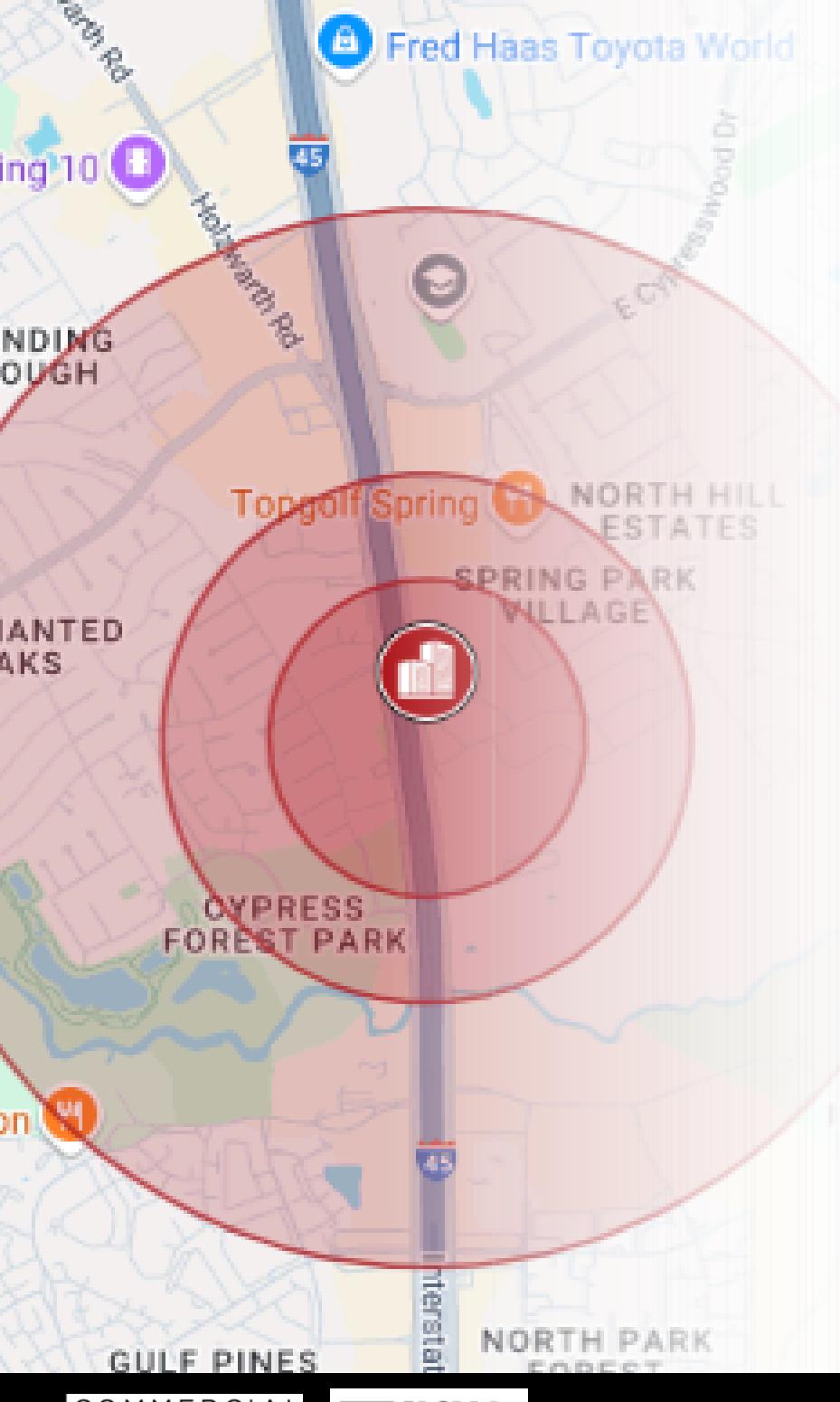
PROPERTY HIGHLIGHTS

Strategic I-45 Frontage Property – Prime Unrestricted Development Site in Spring, TX

Ideally situated along the I-45 service road, 19002 N Freeway Rd offers unmatched visibility and accessibility in one of the areas fastest-growing corridors. Just minutes from Grand Parkway (99), Beltway 8, Conroe, The Woodlands, and major commercial centers, this location provides direct freeway exposure and easy access to surrounding residential neighborhoods, retail hubs, and business districts. With steady traffic flow and high growth in the area, this site is perfectly positioned for a wide range of development best suited for uses such as truck parking, vehicle storage, or a car sales lot.

- 20,773: Vehicle Per Day
- The on-site billboard is currently under lease
- Property is well-suited for truck parking, vehicle storage, a car sales lot, or similar commercial uses.



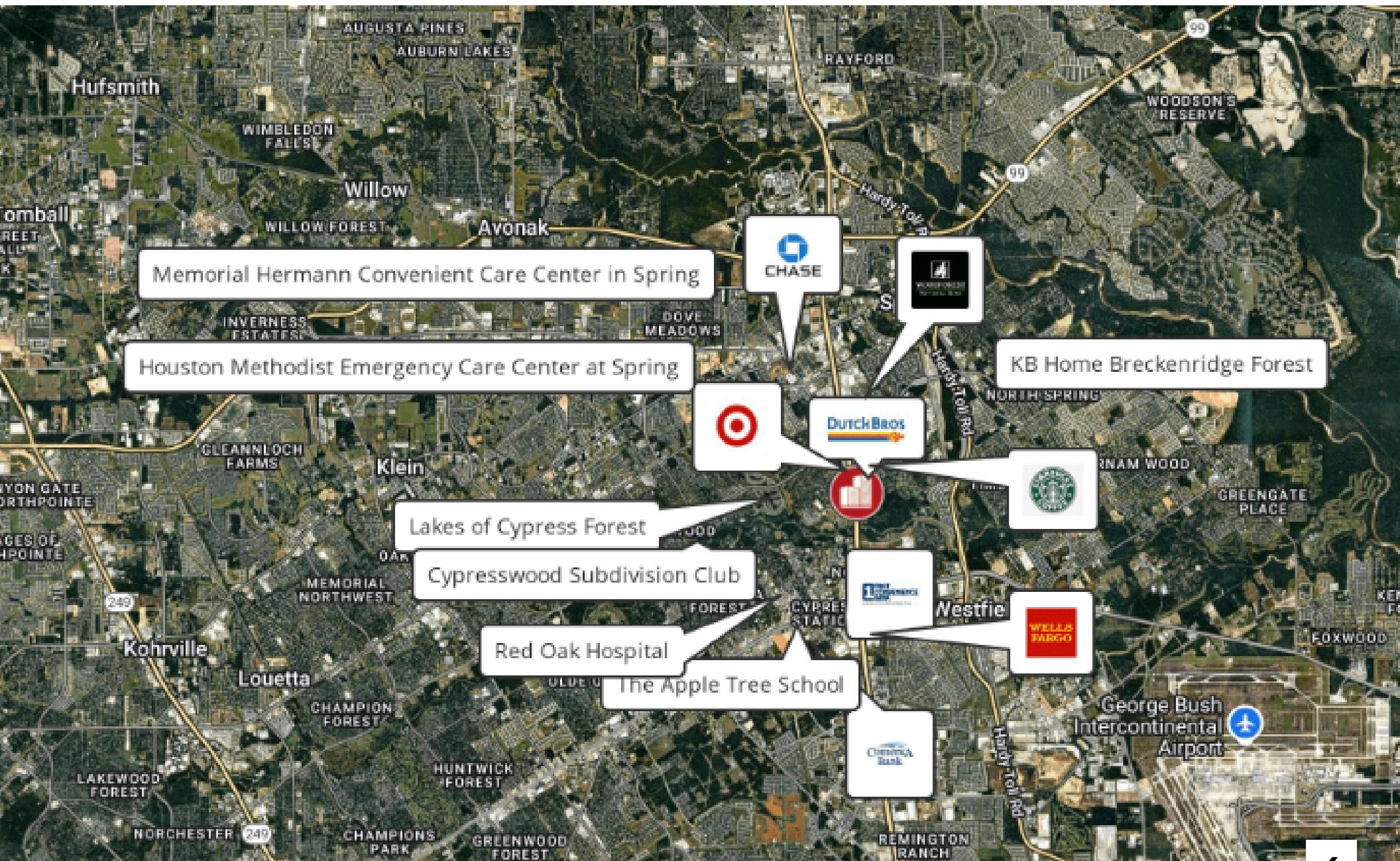


AREA OVERVIEW

Ideally situated along the I-45 service road, 19002 N Freeway Rd offers unmatched visibility and accessibility in one of the areas fastest-growing corridors. Just minutes from Grand Parkway (99), Beltway 8, Conroe, The Woodlands, and major commercial centers, this location provides direct freeway exposure and easy access to surrounding residential neighborhoods, retail hubs, and business districts.

	0.3 Miles	0.5 Miles	1 Miles
Total households	945	2,065	5,131
Total population	2,465	5,473	13,131
Persons per household	2.6	2.7	2.6
Average household income	\$58,550	\$68,133	\$80,423
Average house value	\$340,659	\$354,997	\$347,723
Average age	32	33	35
Average age male	32	33	35
Average age female	32	33	36

RETAILER MAP





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