

OFFERING MEMORANDUM

25807 I-45, THE
WOODLANDS, TX 77380

Strategically positioned along Interstate 45 with exceptional visibility, 25807 I-45 offers an unparalleled opportunity for a premier mixed-use redevelopment in The Woodlands, one of the fastest-growing and most affluent areas in the Greater Houston region.



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PROPERTY SUMMARY

25807 I-45, The Woodlands, TX 77380

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SALE PRICE:	Price Undisclosed
NUMBER OF UNITS:	1
LOT SIZE:	1.47 Acres
BUILDING SIZE:	17,000 SF
PROPERTY TYPE:	Hospitality, Mixed Use, Office, Retail

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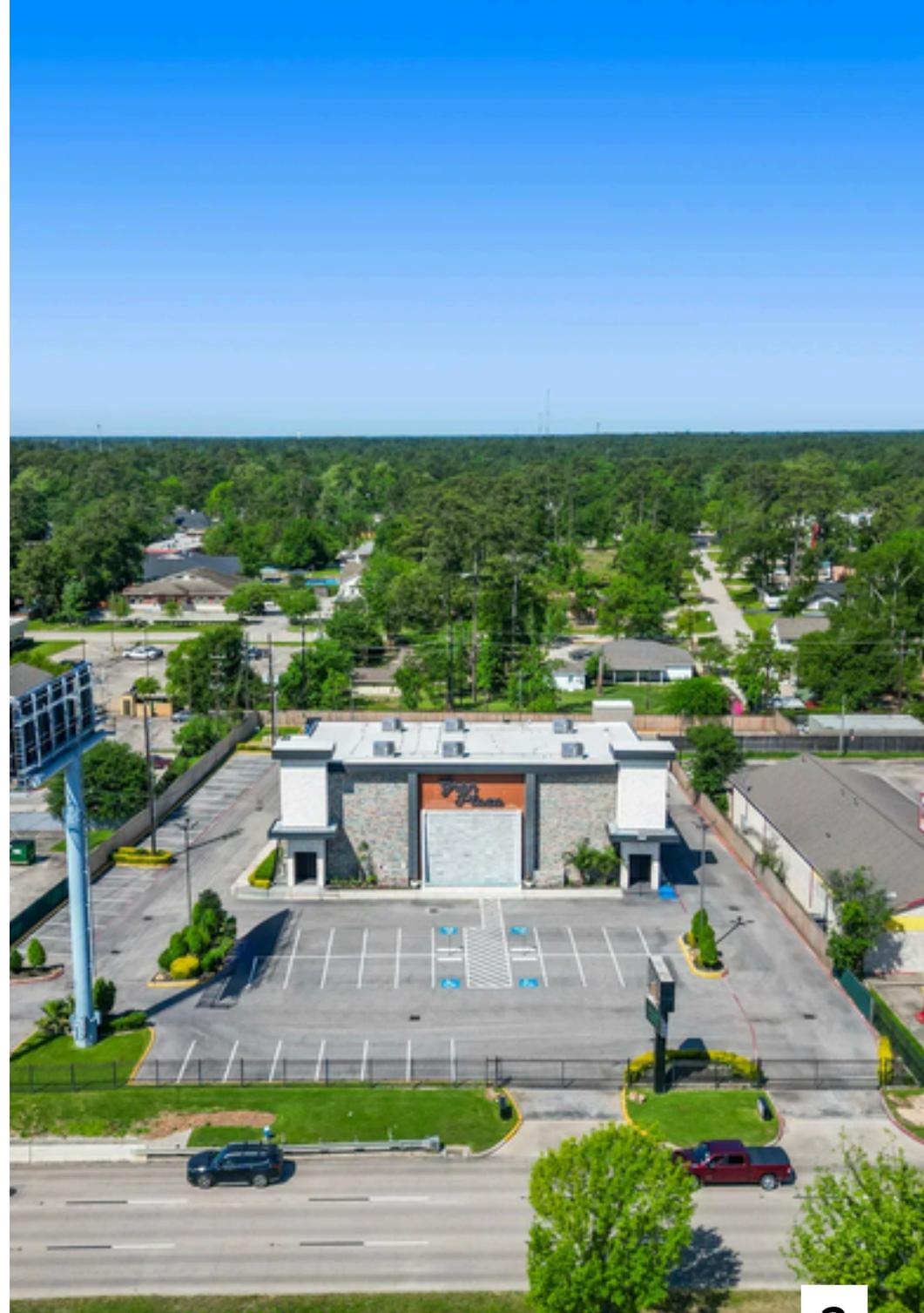
Currently operating as an event venue, the property is optimally suited for transformation into a high-end mixed-use development. The flexible layout and expansive 17,000 SQFT structure make it ideal for a combination of luxury retail, office suites, medical offices, restaurant and entertainment concepts, or a specialty showroom.

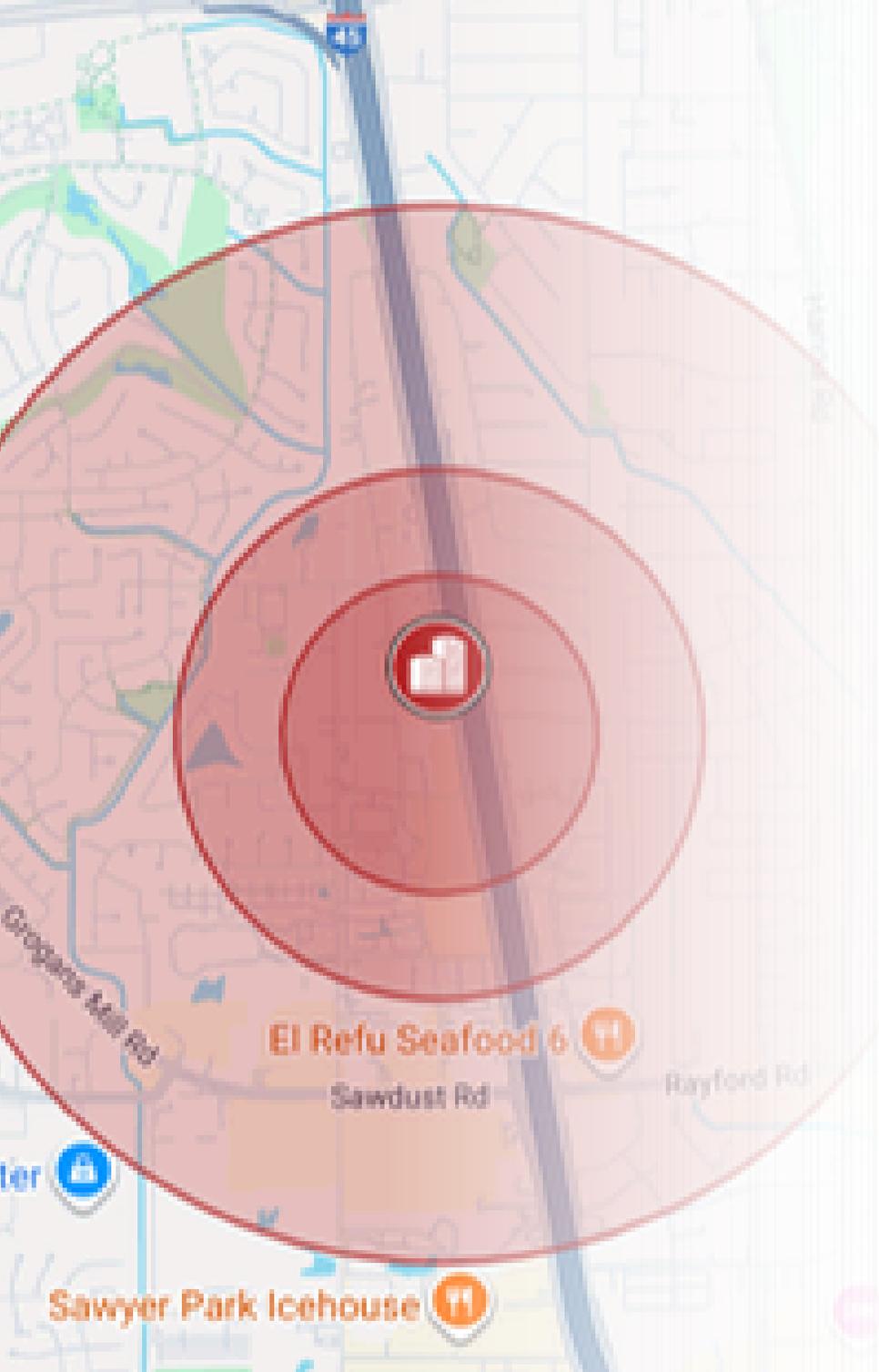


PROPERTY HIGHLIGHTS

17,000 SQFT | Prime I-45 Frontage | Exceptional Mixed-Use Opportunity

- Prime Frontage: Over 200 feet of direct frontage on Interstate 45.
- Unmatched Visibility: Exposure to approximately 200,000+ vehicles per day traveling along I-45.
- 83 parking spaces, and an additional lot near by for additional parking,
- Flexible Layout: The expansive open interior allows for a variety of configurations including office suites, high-end retail, or specialty showrooms.
- Strategic Location: Situated at the northern gateway to The Woodlands, minutes from The Woodlands Mall, Market Street, Hughes Landing, and numerous Fortune 500 companies.
- Affluent Demographics: Surrounded by luxury residential neighborhoods and a strong daytime workforce population.
- Ample Parking: Large onsite parking lot supporting high-volume retail, medical, or office traffic.
- Zoning Flexibility: Broad commercial potential, accommodating a wide range of uses including luxury car dealership, designer furniture showroom, upscale restaurant, boutique bar/club, or healthcare facilities.
- Strong Investment Area: The Woodlands submarket consistently outperforms surrounding areas in rental rates, occupancy, and commercial growth.





AREA OVERVIEW

Located along the highly traveled I-45 corridor, this property offers premier visibility and accessibility in the thriving Spring/Woodlands market. Positioned just minutes from The Woodlands Mall, Hughes Landing, and major retail and dining hubs, it benefits from high traffic counts and strong surrounding demographics. With direct access to both I-45 and nearby Grand Parkway (TX-99), this location is ideal for businesses seeking regional exposure in one of North Houston’s most dynamic and fast-growing areas.

	0.3 Miles	0.5 Miles	1 Miles
Total households	413	1,936	5,068
Total population	1,127	5,098	12,895
Persons per household	2.7	2.6	2.5
Average household income	\$71,371	\$77,160	\$87,234
Average house value	\$412,272	\$402,556	\$383,175
Average age	32	34	37
Average age male	32	34	36
Average age female	33	35	38

RETAILER MAP





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