



THE COMMERCIAL
PROFESSIONALS

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MIXED-USE PROPERTY FOR SALE

186 SPRING PINES DR | SPRING, TX 77386



OFFERING SUMMARY

SALE PRICE

\$889,000

YEAR BUILT

1969

PROPERTY TYPE

RETAIL, SERVICE-BASED BUSINESS

BUILDING SIZE

3,456 SF

PROPERTY HIGHLIGHTS

Unlock the potential of 186 Spring Pines Dr.—a rare corner lot mixed-use property offering both residential charm and commercial flexibility. Situated just minutes from I-45, Grand Parkway, and The Woodlands, this well-located property is ideal for homeowners, investors, or small business owners.

Nestled in an established neighborhood with no HOA, the property features a spacious layout, ample parking, and a generous lot size—perfect for a home-based business, office conversion, or continued residential use. With strong surrounding demographics and high visibility from nearby major roads, this is a prime opportunity in a fast-growing area of Spring, TX. Whether you're looking to live, work, or lease—this property delivers unmatched versatility and value.

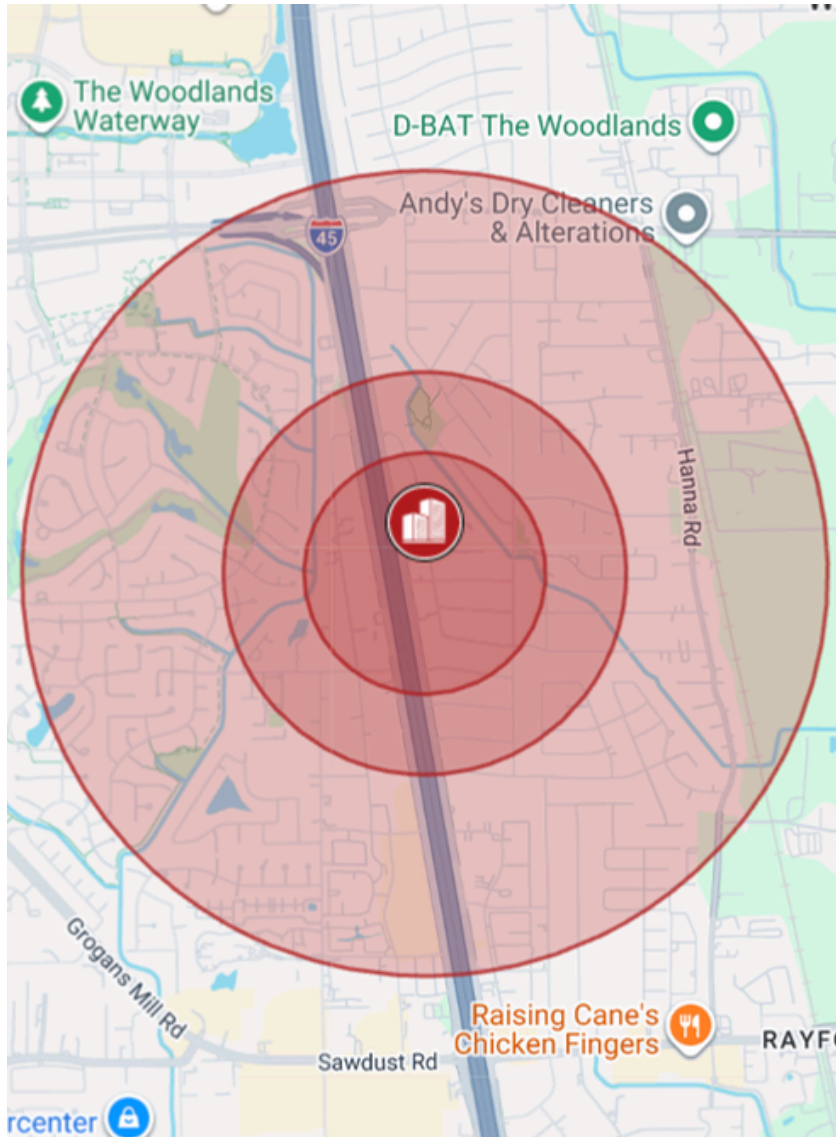
Aerial Map



Property Photos



Demographics



186 Spring Pines Dr. offers unique flexibility with the potential for both residential and commercial use. Whether you're looking to establish a home-based business, convert the property into a full commercial space, or enjoy it as a private residence, the location and layout make it an ideal fit.

Positioned near high-traffic corridors like I-45 and Grand Parkway, it's perfectly suited for small office use, a boutique, salon, or other service-based businesses—while still maintaining a residential charm. This dual-use potential makes it a smart investment in a rapidly growing area.

	1 Mile	3 Miles	5 Miles
Total population	11,642	68,825	177,436
Workday Population	12,115	111,801	196,978
Total household	4,614	27,445	64,903
Average household income	\$95,180	\$115,830	\$137,822
Average age	39	39	38
Male Population	38	38	37
Female Population	40	40	39

Demographics data derived from AlphaMap

Market Overview

Spring, Texas and the surrounding north Houston / southern Montgomery County submarket continue to experience strong growth driven by population expansion, corporate investment, and residential and commercial development. Located along the Interstate 45 and SH 99 (Grand Parkway) corridors, Spring benefits from excellent regional connectivity to The Woodlands, North Houston, and major employment centers throughout the northern Houston metropolitan area. The area continues to attract residents and businesses seeking high-quality housing, strong schools, and convenient access to major corporate campuses.

The 77386 area has experienced significant residential growth in recent years, with large-scale master-planned communities such as Harmony, Benders Landing, and nearby developments contributing to sustained population increases. This residential expansion has fueled increased demand for retail, healthcare, medical office, and service-oriented commercial uses. Ongoing commercial development along major corridors reflects strong consumer demand and continued investor confidence in the submarket.

From a real estate perspective, Spring 77386 benefits from strong demographics, consistent absorption, and continued demand across multiple commercial property types. Limited new commercial inventory in certain segments, combined with ongoing residential growth, supports healthy occupancy levels and long-term value appreciation. As development continues in a strategic and sustainable manner, Spring remains well-positioned for long-term value creation and stable investment performance within one of Houston's most dynamic northern submarkets.





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