

**FOR SALE**

# Interstate 45 Medical & Retail Opportunity

26222 & 26214 Interstate 45 - Spring, TX 77386







## PRIMARY CONTACT




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Partner


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## PROPERTY AT A GLANCE

ADDRESS	<b>26222 &amp; 26214 INTERSTATE 45</b>
CITY, STATE, ZIPCODE	<b>SPRING, TX 77380</b>
LAND ACRES	<b>3.028 AC</b>
BUILDING SIZE	<b>14,495 SF &amp; 20,000 SF</b>
YEAR BUILT	<b>2018 &amp; 2017</b>
PARCEL NUMBER	<b>549209 &amp; 549209</b>
ZONING, COUNTY	<b>MEDICAL OFFICE, MONTGOMERY</b>



## EXECUTIVE SUMMARY

The Medical Investment Group of Partners Real Estate is pleased to offer the Interstate 45 Medical & Retail Opportunity Portfolio, featuring two high-visibility assets totaling 34,495 SF on 3.02 acres with over 500 feet of frontage along Interstate 45, exposed to 235,000+ VPD. Priced at \$9,000,000 (\$260.91/SF blended), the portfolio includes a 14,495 SF freestanding ER and urgent care facility with a substantial medical buildout and a 20,000 SF shell retail building offering flexible layout potential for various uses. Built in 2018 and 2017, the buildings are currently vacant, offering immediate value-add or user-occupant opportunity. This is a rare chance to secure a well-located healthcare and retail asset in a high-growth Texas market with no state income or investment tax.

**Please contact Ryan McCullough for More information at (512) 580-6224**







## PORTFOLIO



SALE PRICE  
**\$9,000,000**



COMBINED BUILDING SIZE  
**34,495 SF**



PORTFOLIO BLENDED PRICE PER SF  
**\$260.91**



LOT SIZE (TO BE DIVIDED IF SOLD SEPERATELY)  
**3.02 Acres**



YEAR BUILT  
**2018 & 2017**

## MEDICAL OFFICE



SALE PRICE  
**\$4,500,000**



BUILDING SIZE  
**14,495 SF**



PRICE PER SF  
**\$310.45**



BUILDOUT  
**Freestanding ER & Urgent Care**

## RETAIL



SALE PRICE  
**\$4,500,000**



BUILDING SIZE  
**20,000 SF**



PRICE PER SF  
**\$225.00**



BUILDOUT  
**Shell**



## PROPERTY HIGHLIGHTS

### ■ HIGH-EXPOSURE PROPERTIES

Outstanding opportunity with over 500 feet of linear frontage along Interstate 45, offering visibility to 235,000+ vehicles per day. Positioned on 3 acres, this site delivers rare exposure in a high-traffic Spring, TX corridor.

### ■ EXISTING MEDICAL BUILDOUT

One building is fully built out for medical use, previously operating as a freestanding ER and urgent care which is ideal for immediate medical occupancy or redevelopment.

### ■ FLEXIBLE RETAIL SHELL SPACE

Additional shell retail space allows for a variety of commercial uses with flexible design potential to accommodate retail, medical, or professional services.

### ■ UNPARALLELED MARKET GROWTH

In Spring, Texas, multi-tenant medical properties are experiencing strong demand, blending healthcare and retail services in strategic, high-traffic locations. These properties, which house a mix of medical offices, urgent care centers, specialty clinics, and complementary retail businesses, offer convenience for both patients and providers. With proximity to major highways and growing residential communities, Spring's medical market provides an attractive setting for healthcare professionals seeking visibility and accessibility. This positive trajectory highlights Spring's ability to support integrated healthcare and retail services, catering to the area's expanding population and consumer needs.

### ■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.





# MEDICAL OFFICE INTERIOR PHOTOS





# MEDICAL OFFICE INTERIOR PHOTOS

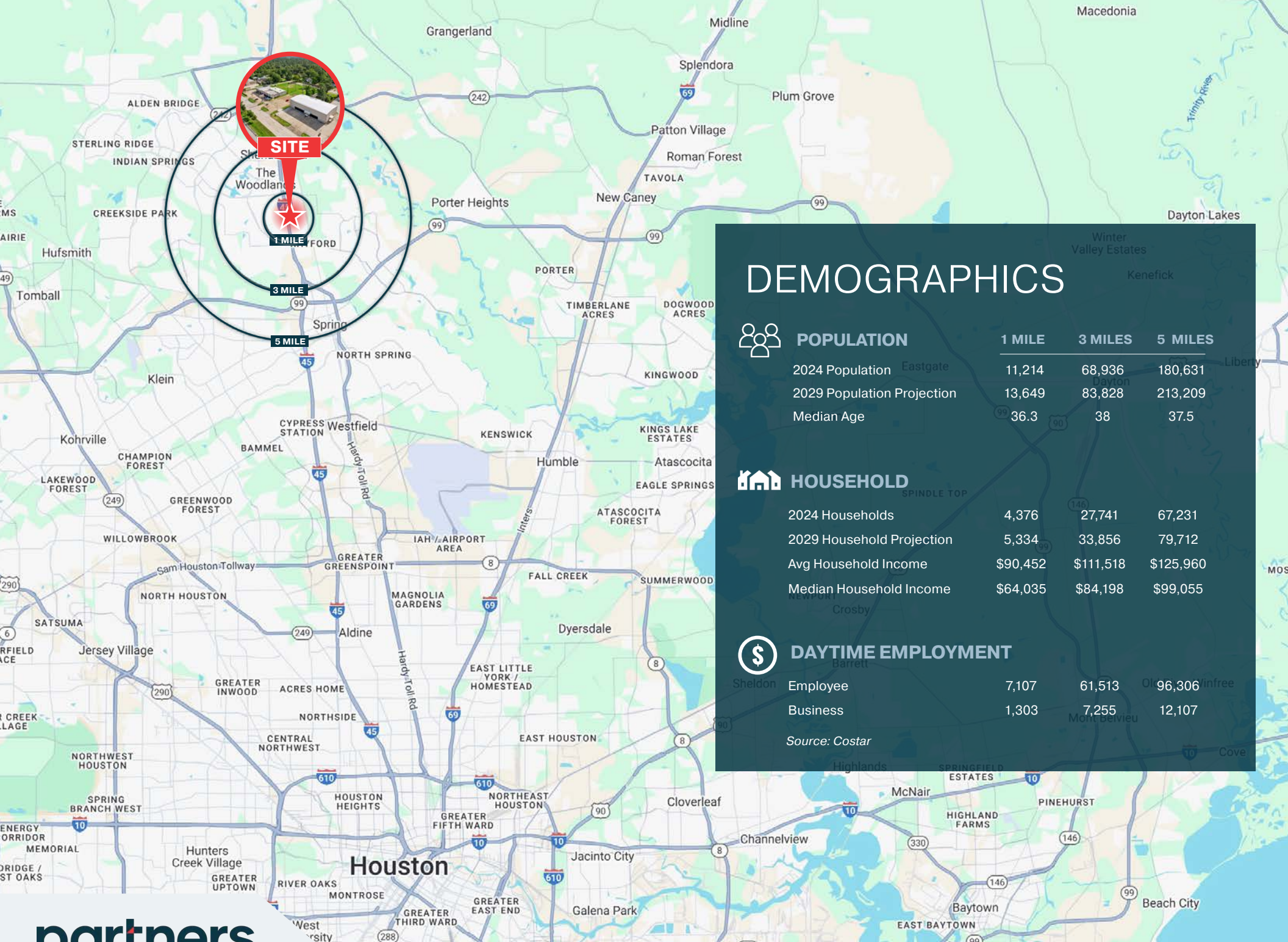




# SITE OVERVIEW







## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	11,214	68,936	180,631
2029 Population Projection	13,649	83,828	213,209
Median Age	36.3	38	37.5



### HOUSEHOLD

2024 Households	4,376	27,741	67,231
2029 Household Projection	5,334	33,856	79,712
Avg Household Income	\$90,452	\$111,518	\$125,960
Median Household Income	\$64,035	\$84,198	\$99,055



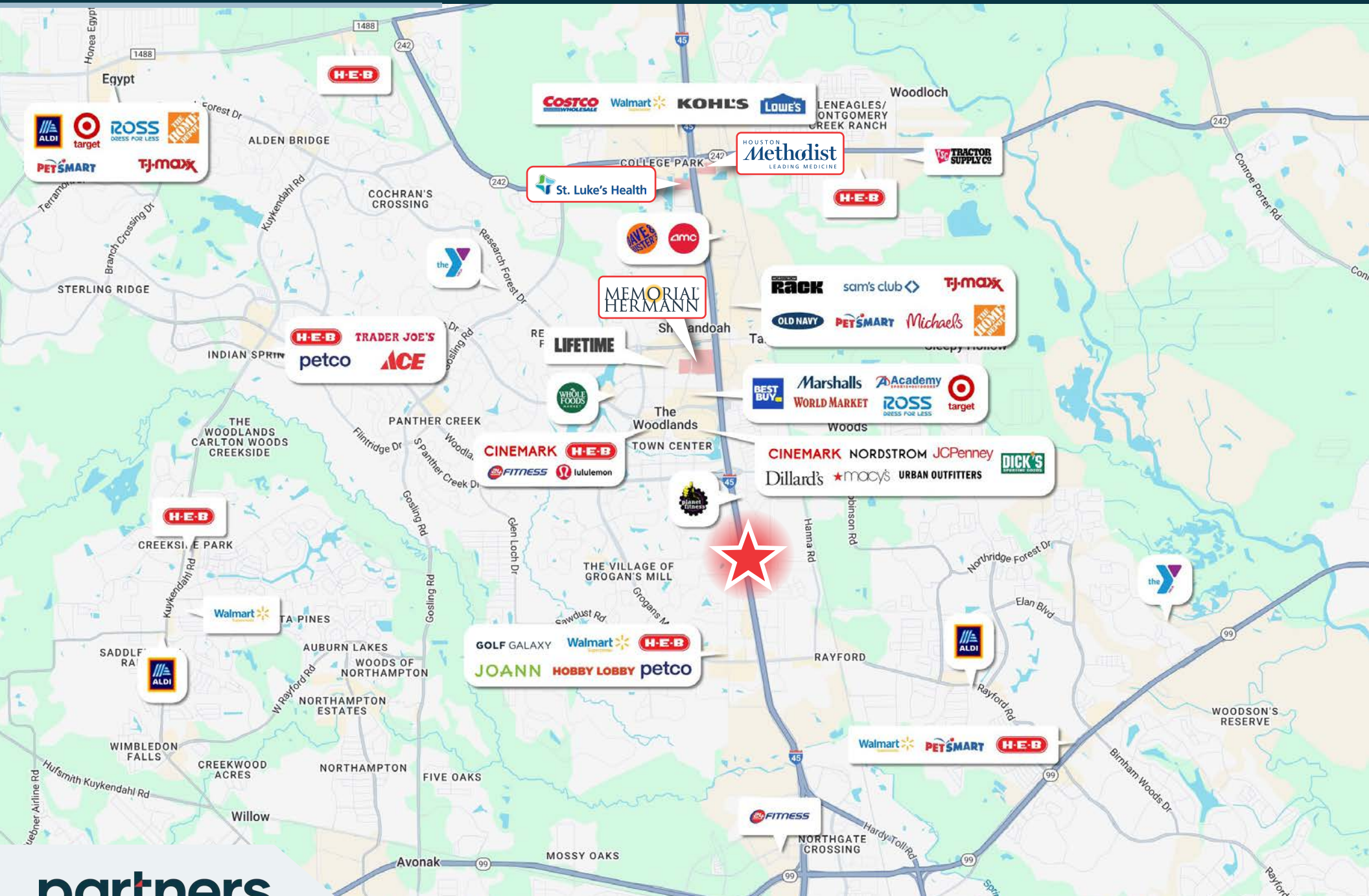
### DAYTIME EMPLOYMENT

Employee	7,107	61,513	96,306
Business	1,303	7,255	12,107

Source: Costar



# AERIAL OVERVIEW







## DISCLAIMER

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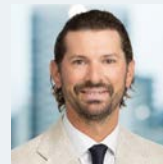
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