

FOR SALE

22831 FRITZ LN, SPRING, TX 77389

+/- 11,620 SF / 3.00 ACRES AVAILABLE



DOUGLAS "D. J." HALE

Senior Vice President

Cell (832) 752-6155

dhale@oxfordcres.com



GOOGLE MAP

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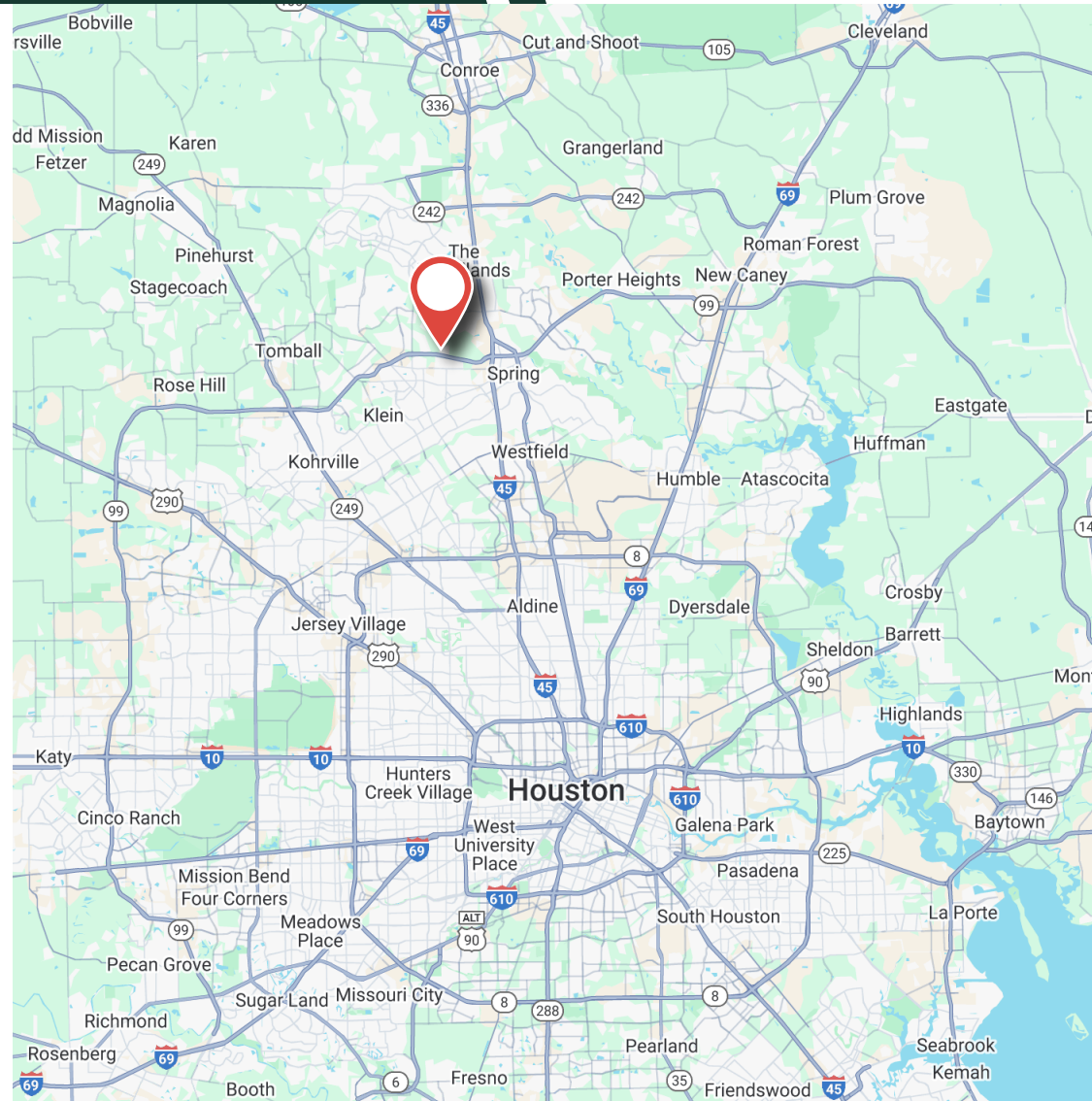
Oxford
partners

PROPERTY FEATURES

- Sale price: **\$2,178,375**

The total 11,620 SF of improvements are distributed across several well-maintained structures, each serving a distinct purpose and offering varied income streams:

- **Front House:** 1,840 sq ft, 3 bedrooms, 2 baths, its own driveway, privacy fence. Charming residence offers modern amenities and a new roof in 2025. Currently occupied with a stable lease until February 2026.
- **Main House:** Recently remodeled with new roof, 3,390 sq ft, 3 bedrooms, 2.5 baths, two offices, mudroom, two pantries, luxury primary bath, and a large primary closet. Spacious home includes premium finishes and a new roof. Currently leased with terms extending to Q4 2026.
- **Cottage:** 890 sq ft, 1 bedroom, 1 bathroom, plus a plumbed slab for future extension. Adaptable space has served as both an additional residential rental and a small office. Currently leased with flexibility for an owner-operator or new tenant in summer 2026.
- **Warehouse:** 3,000 sq ft with two 12-ft bay doors, one 9-ft bay door, tech area, bathroom, kitchenette, and laundry hookups. This unit is ideal for light manufacturing, distribution, or storage.
- **Metal Office Building:** Newly constructed in 2023, approximately 2,500 sq ft with reception area, seven offices, two bathrooms, kitchen, conference room, and file room. Its professional layout is suited for various business operations. The property needs a certificate of occupancy.



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LOT AND AMENITIES

- **Total land area:** 3.00 acres.
- **Parking:** Concrete parking for up to 25 cars
- **Utilities:** Two water wells and one septic tank.
- **Fencing:** Privacy and partial back yard fencing in place.

FINANCIAL INFORMATION

- **Asking price:** \$2,178,375
- **2025 tax-assessed value:** \$1,142,581
- **2025 annual property taxes:** \$19,220

ADDITIONAL DETAILS

- Owner financing available
- Property did not flood, and two homes received new roofs in January 2025.
- Zoned for Klein ISD schools (Zwink Elementary, Hildebrandt Intermediate, Klein Collins High School).

RENTAL AND INCOME POTENTIAL

All residential buildings are tenant-occupied, generating rental income. The Main House leases for \$2,800, the Front House for \$2,000 and the Cottage for \$1,125.

All are slightly below market. Market support \$3,000 for the Main House, \$2,300 for the Front House and \$1,200 or more for the Cottage.

Potential Residential is \$6,500/Mo.	
2025 GROSS RENTAL INCOME	\$5,925/MO. OR \$71,100/YR. ACTUAL RESIDENTIAL
WAREHOUSE:	\$10-12 PSF/NNN/YR.
OFFICE:	\$12-15 PSF/NNN/YR.

This property offers a unique opportunity for both investors seeking multi-family or mixed-use income, and businesses needing office/warehouse space in the Spring, TX area.

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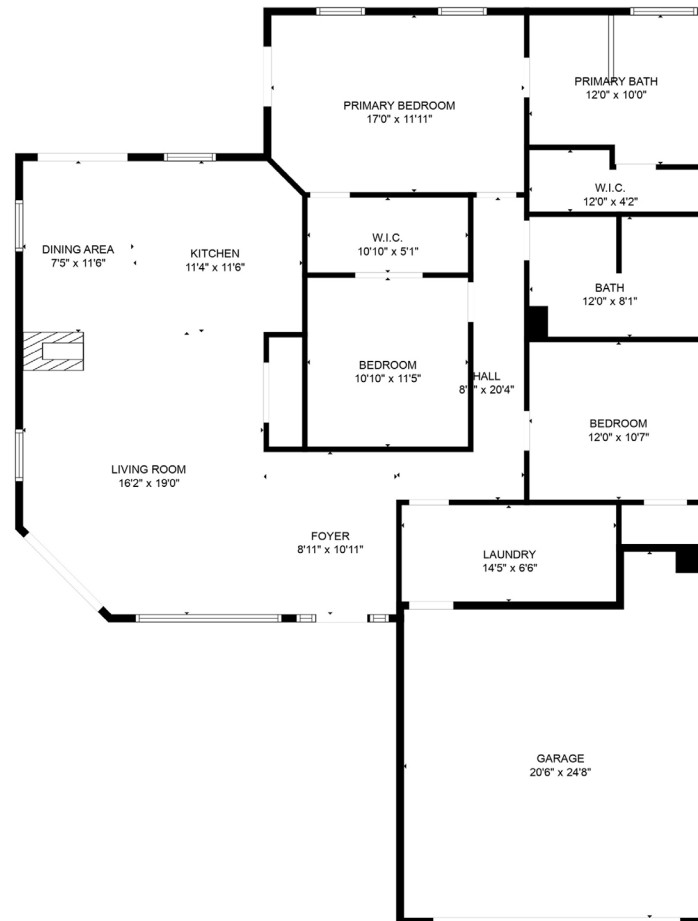
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SITE PLAN - FRONT HOUSE



Feature	Description / Improvements
Feature	Remodeling/Interior Details
Year Built	2007 (relatively recent)
Bedrooms/ Baths	3 / 2
Interior Size	1,814 sq ft
Flooring	Tile, Wood
Kitchen	Corian counters, modern appliances
Fireplace	Gaslog, one fireplace
Laundry	In-home, modern connections
Ceiling	High Ceilings
Thermostat	Digital programmable system
Exterior	Stucco, Brick, Stone, Fenced, Patio/ Deck
Parking	2-car garage, attached
Water/Sewer	Well, Septic

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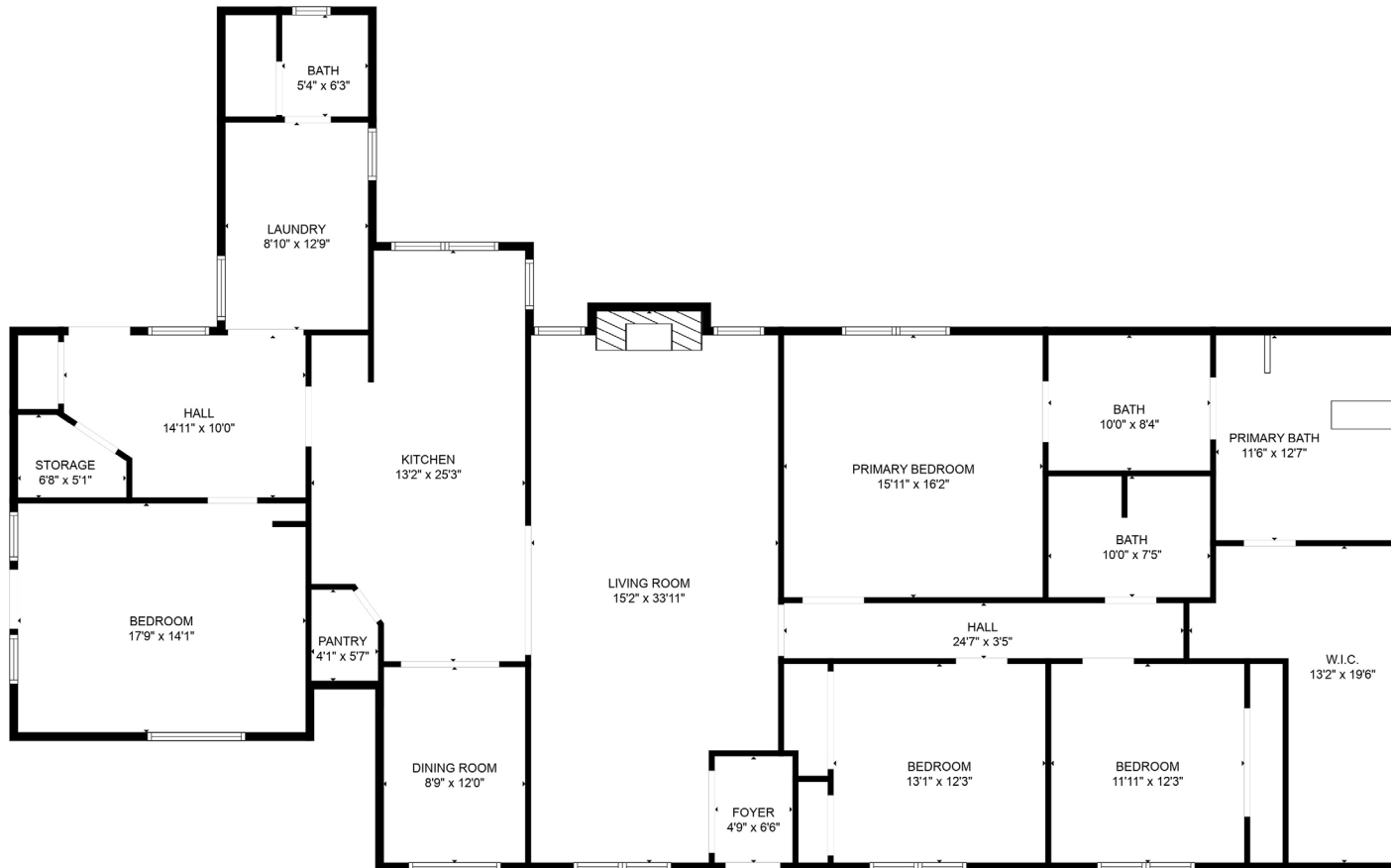
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FLOOR PLAN - MAIN HOUSE



Feature	Description / Improvements
Year Built/ Renovated	Substantial remodel in recent years
Kitchen	Updated w/ island, double ovens, SS apps
Bathrooms	Remodeled, luxury finishes, double sinks
Flooring	Engineered wood, tile, laminate
Living Spaces	Multiple, including den/ office/mudroom
Primary Suite	Walk-in closet, luxury bath
Roof	New in January 2025
Utilities	Modern HVAC, water wells, septic
Exterior	Brick/stone/stucco, new finishes
Add-ons	Patio, deck, fenced yard, workshop

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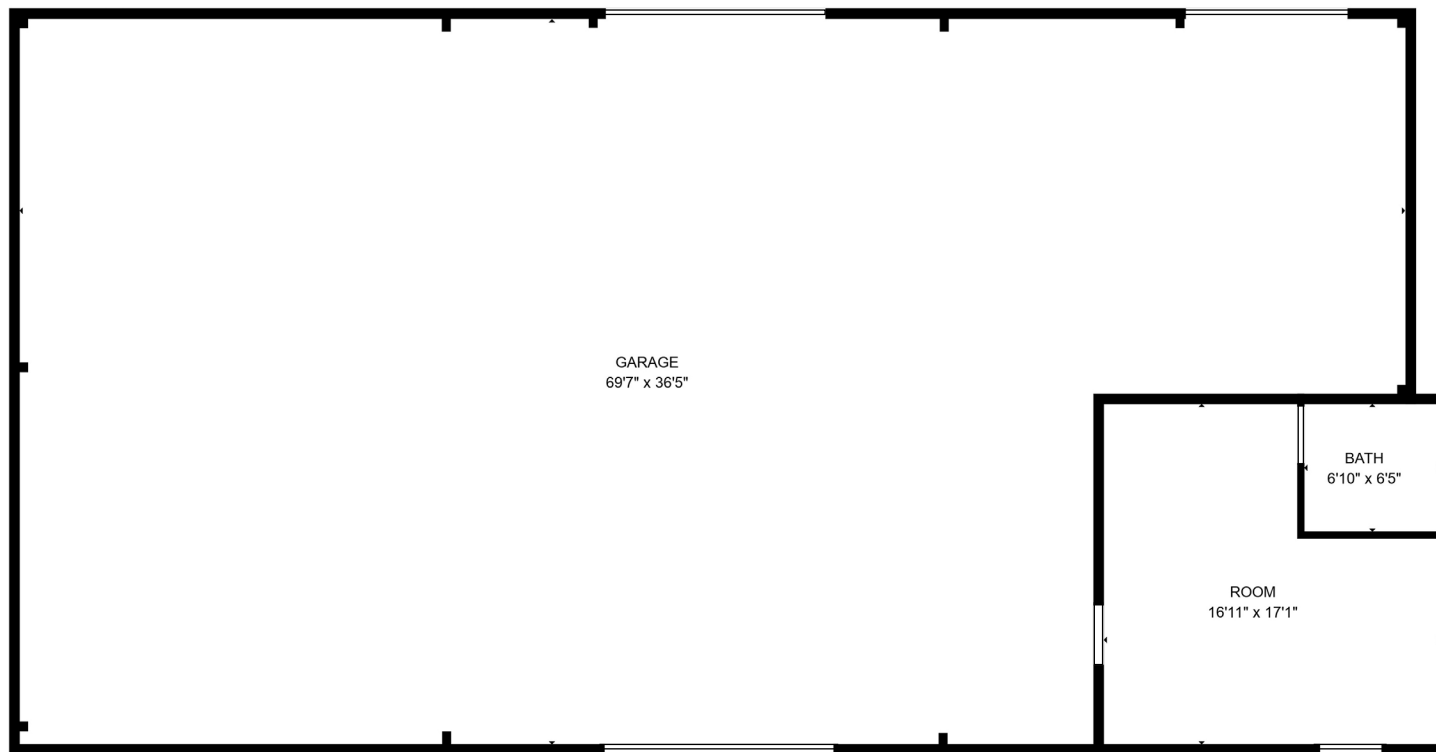
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FLOOR PLAN - WAREHOUSE



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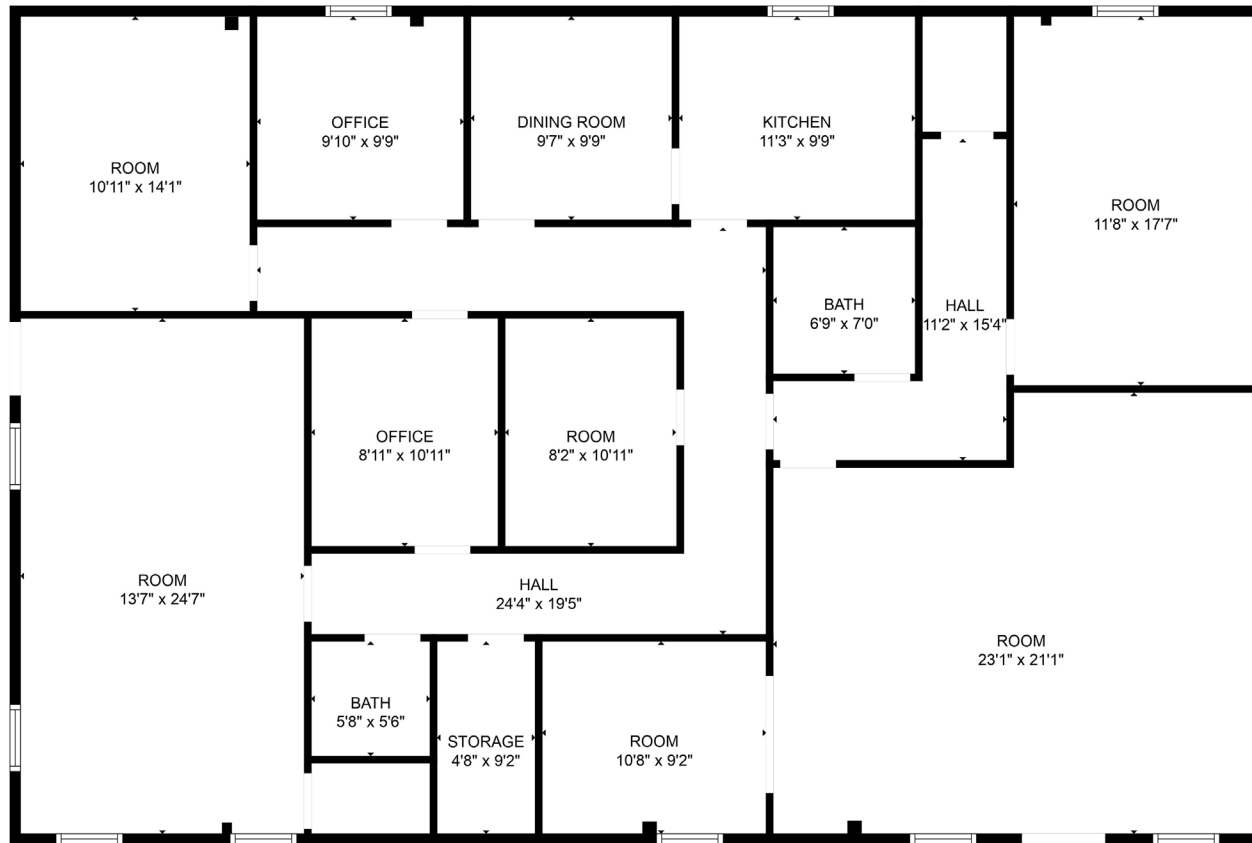
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FLOOR PLAN - OFFICE



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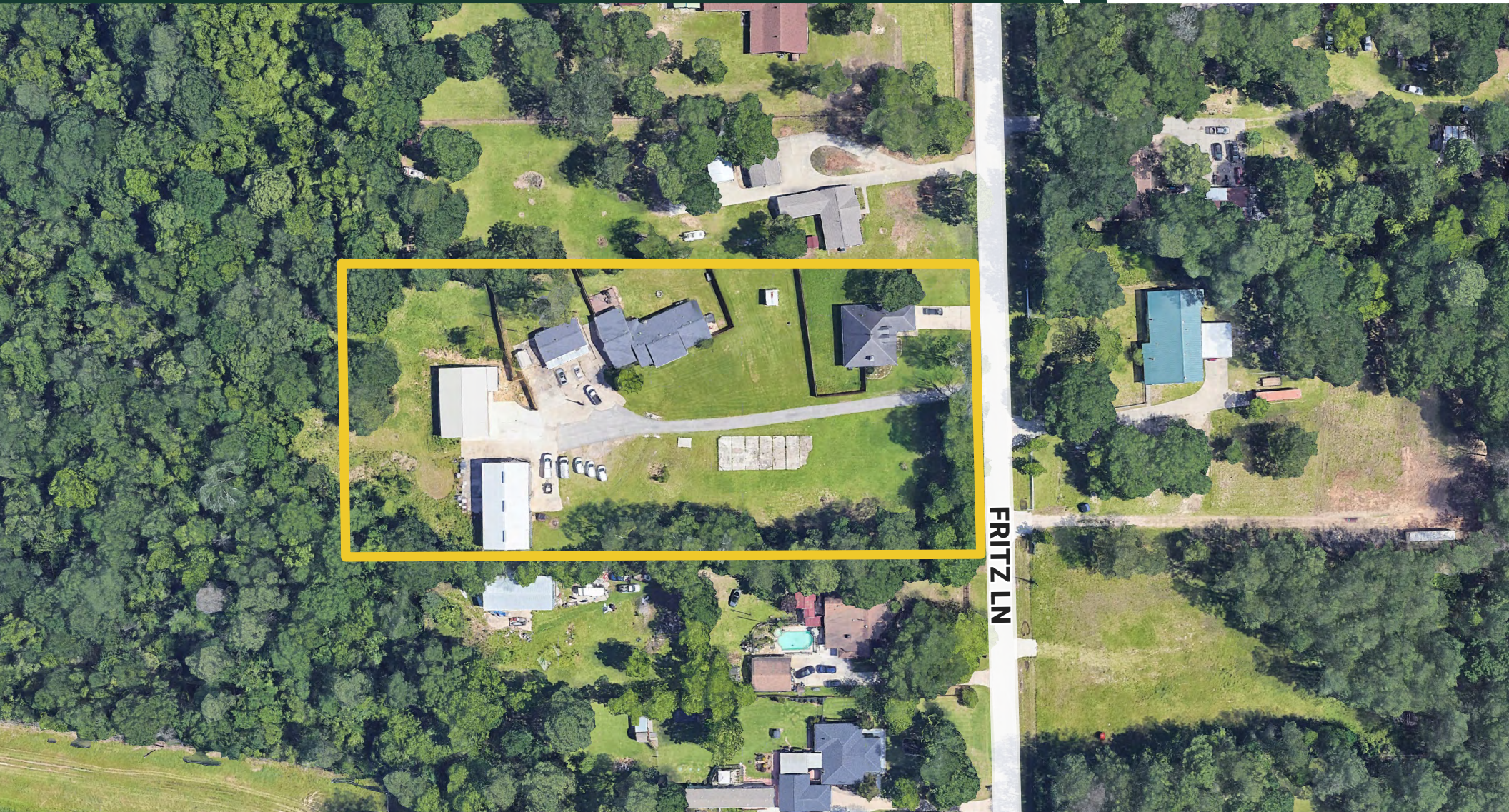


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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	4,946	74,556	230,640
Households	1,692	28,380	85,147
Families	1,295	19,467	60,839
Average Household Size	2.92	2.62	2.70
Owner Occupied Housing Units	1,283	15,691	52,475
Renter Occupied Housing Units	409	12,689	32,672
Median Age	35.2	35.8	37.0
Median Household Income	\$119,187	\$101,187	\$103,734
Average Household Income	\$152,529	\$126,296	\$136,033

BUSINESSES - 5 MILES

10,392
TOTAL
BUSINESSES

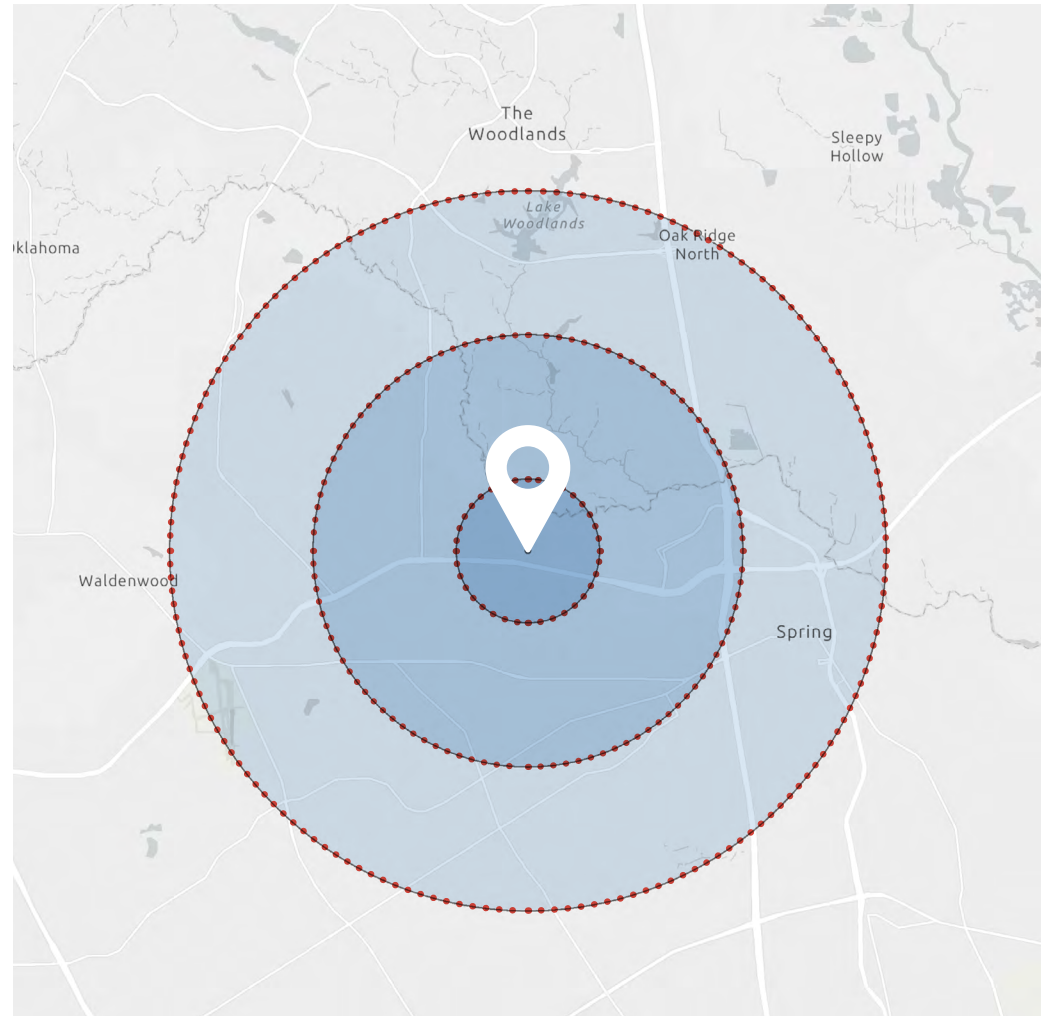
97,636
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$136,033
AVERAGE HH
INCOME

\$50,241
PER CAPITA
INCOME

\$279,717
MEDIAN
NET WORTH



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