



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## **PRIME I-45 FRONTAGE FOR SALE & LEASE**

25807 I-45 | THE WOODLANDS, TX 77380



## OFFERING SUMMARY

### SALE PRICE

**\$4,000,000.00**

### LEASE RATE

**\$2/SQFT + NNN**

### NUMBER OF UNITS

**1**

### LOT SIZE

**1.47 ACRES**

### BUILDING SIZE

**17,000 SF**

### PROPERTY TYPE

HOSPITALITY, MIXED USE, OFFICE,  
RETAIL, SPECIAL PURPOSE

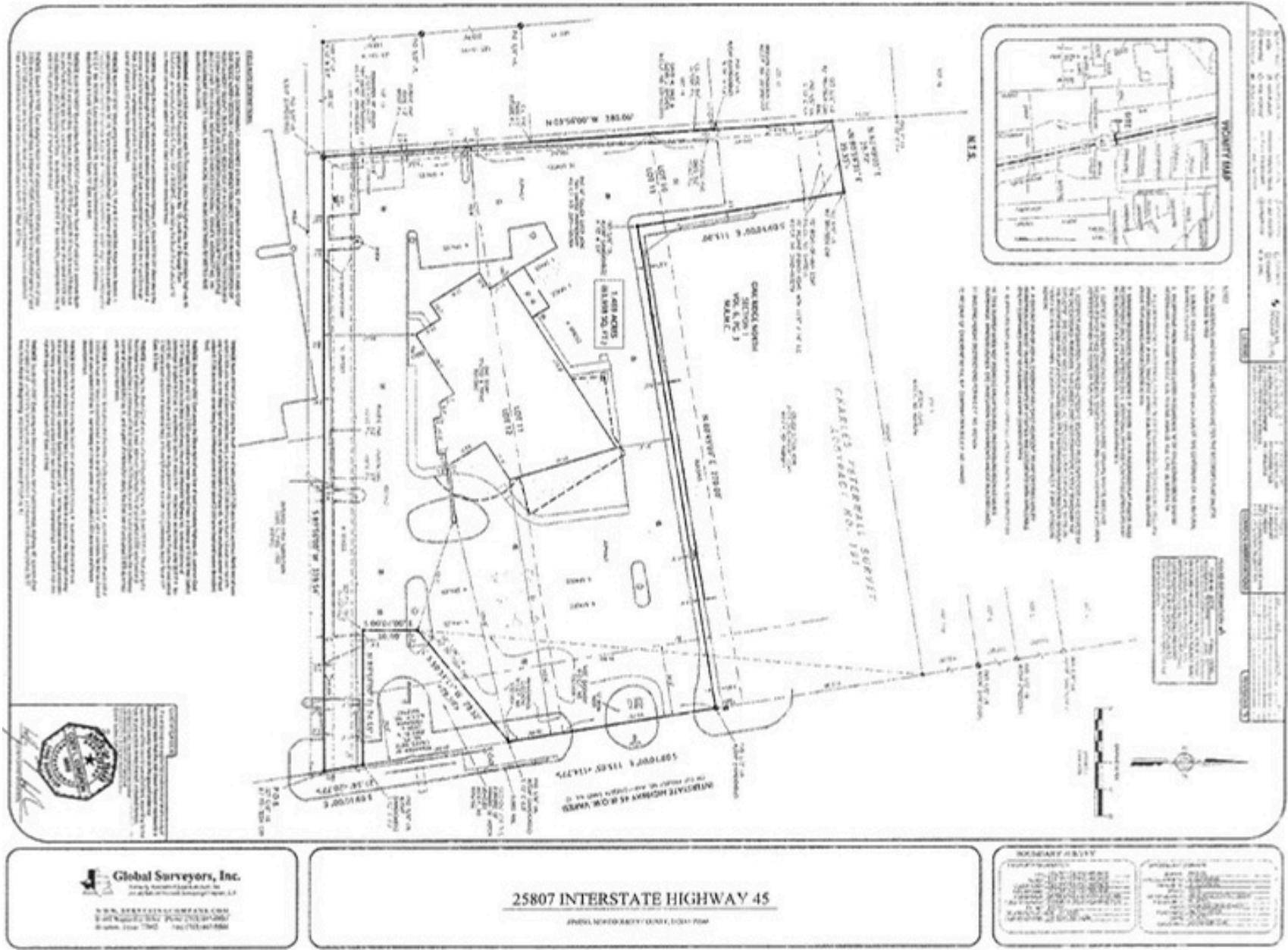
## PROPERTY HIGHLIGHTS

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.

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.

This is a rare opportunity to reposition a prime asset in a high-growth corridor where visibility, accessibility, and consumer demand are unmatched. 25807 I-45 presents a unique blank canvas for investors, developers, and business owners seeking a signature address in one of Houston's most sought-after markets.

# Survey



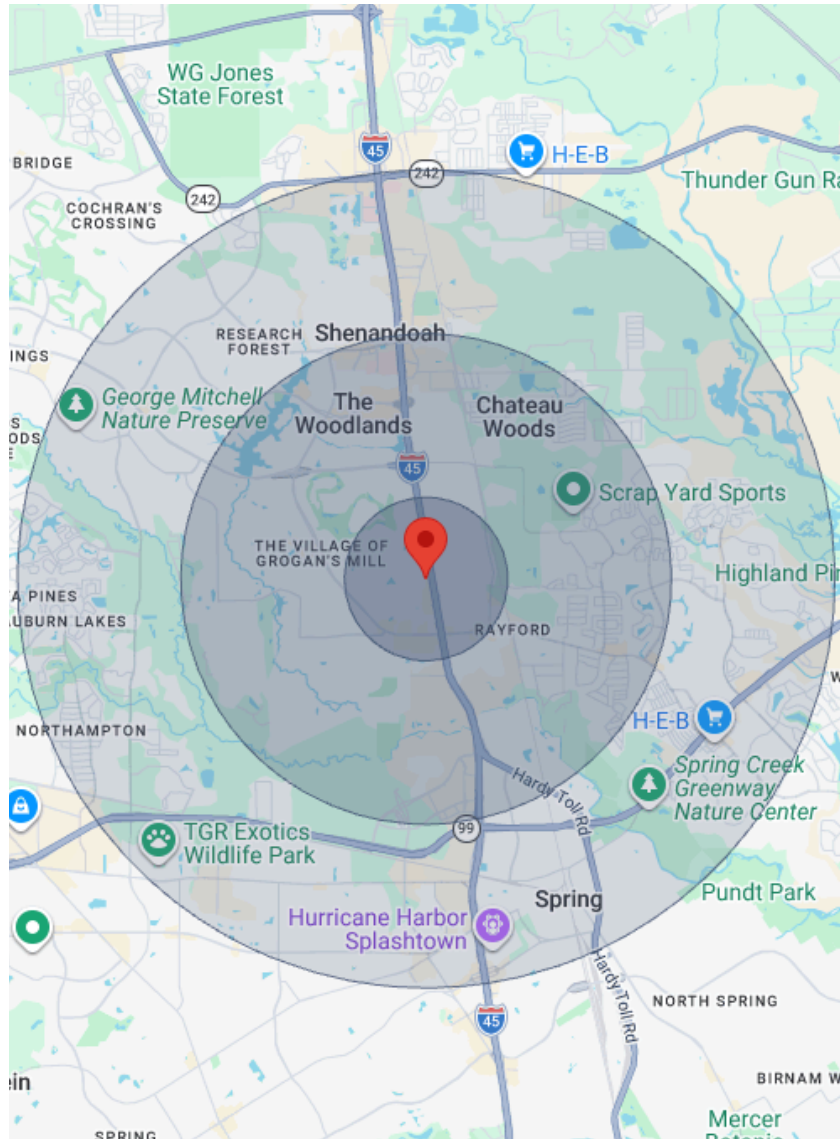
# Aerial Map



# Property Photos



# Demographics



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.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	13,503	64,348	176,319
<b>Workday Population</b>	6,792	33,540	87,283
<b>Total household</b>	5,633	26,484	65,816
<b>Average household income</b>	\$100,329	\$132,500	\$144,757
<b>Average age</b>	35.8	37.7	37.1
<b>Male Population</b>	6,335	31,331	86,040
<b>Female Population</b>	7,172	33,027	90,297

Demographics data derived from AlphaMap

# Market Overview

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The Woodlands, Texas is a premier master-planned community located within the North Houston metropolitan area, recognized as one of the most successful and desirable mixed-use developments in the United States. Strategically positioned along Interstate 45 and the Grand Parkway (SH 99), The Woodlands offers exceptional regional connectivity to Downtown Houston, George Bush Intercontinental Airport, and surrounding employment hubs. Its thoughtfully designed environment, strong demographics, and high quality of life continue to attract residents, corporations, and investors.

The Woodlands has experienced sustained residential and commercial growth supported by its master-planned design, which integrates housing, retail, office, healthcare, and recreational amenities. The area features a strong concentration of Class A office space, upscale retail destinations, and healthcare facilities, creating a vibrant live-work-play environment. Continued development and reinvestment reflect long-term confidence in the market and support ongoing demand across multiple property types.

The local economy is highly diversified, with major industries including energy, healthcare, technology, finance, and professional services. The Woodlands is home to numerous corporate headquarters and regional offices, providing a strong employment base and access to a highly educated workforce. Proximity to major employers and business centers further enhances its role as a key economic driver within the Greater Houston region.

From a real estate perspective, The Woodlands offers a high-barrier-to-entry environment characterized by strong occupancy levels, premium rental rates, and limited available land for new development. Its affluent population, established infrastructure, and continued demand across office, retail, and residential sectors support long-term value retention and stable investment performance. As one of the most established and high-performing submarkets in the Houston area, The Woodlands remains well-positioned for sustained growth and long-term investment stability.



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