



For Sale

AMERICAN STANDARD **GOLD**
POWERED BY GMR GOLD

bella.media
PRODUCTION STUDIO

COLOR
Interiors
DESIGN CENTER

±5,334 SQ. FT.
AVAILABLE

Texas
Leather
INTERIORS

SERENITY SIPS
bar & wellness emporium

INTERSTATE 45 NORTH

254,804 VPD

NewQuest
26419 I-45 - SPRING

26419 I-45 | Spring, TX 77380

5,334-SF Building on 0.25 Acre Tract Available for Sale

Randy Nerren

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Project Highlights

5,334-SF Building on 0.25 Acre Tract For Sale in Spring, Texas

Discover a prime opportunity in the dynamic Woodlands area! This existing Billiard Factory location boasts exceptional visibility, making it ideal for retail or medical office use.

With the current owner relocating, there is potential for a short-term leaseback arrangement.

Don't miss out on this chance to establish your new facility in one of the most vibrant and sought-after regions.

Randy Nerren
rnerren@newquest.com
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Approximate Size: 5,334-SF building on 0.25 acre tract

Price: \$1,750,000

School District: Conroe ISD

Traffic Counts: Approx. 254,804 VPD on I-45

Frontage: Approx. 106 ft on I-45



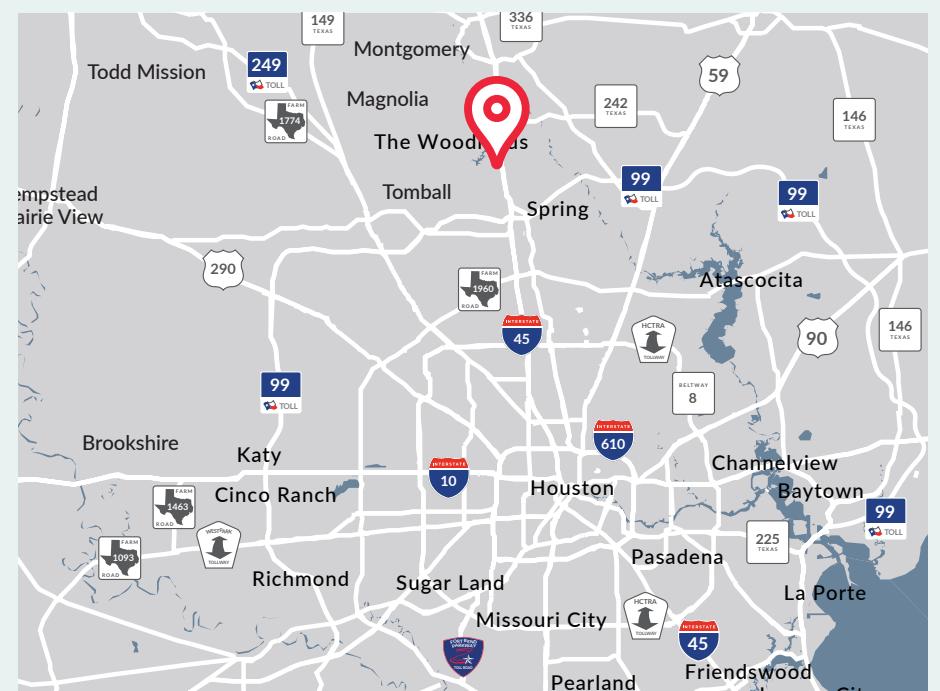
17% POPULATION GROWTH
within 3 miles from 2020 to 2024



\$155K AVERAGE HOUSEHOLD INCOME
within 5 miles



204,170 POPULATION
within 5 miles





TxDot Traffic Counts as of 2024

04.25 | 04.25

Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

	1 MILE	3 MILES	5 MILES
POPULATION			
Current Households	4,405	29,176	74,957
Current Population	10,659	73,071	204,170
2020 Census Average Persons per Household	2.42	2.50	2.72
2020 Census Population	9,347	62,375	174,393
Population Growth 2020 to 2024	14.03%	17.15%	17.07%
CENSUS HOUSEHOLDS			
1 Person Households	34.76%	34.36%	26.73%
2 Person Households	32.29%	29.80%	31.38%
3+ Person Households	32.95%	35.84%	41.90%
Owner-Occupied Housing Units	45.72%	49.99%	61.95%
Renter-Occupied Housing Units	54.28%	50.01%	38.05%
RACE AND ETHNICITY			
White	62.12%	63.50%	61.28%
Black or African American	7.82%	10.32%	11.53%
Asian or Pacific Islander	5.90%	5.87%	6.52%
Other Races	23.33%	19.59%	19.96%
Hispanic	28.45%	24.99%	25.85%
INCOME			
Average Household Income	\$118,267	\$142,173	\$155,455
Median Household Income	\$89,563	\$102,209	\$116,564
Per Capita Income	\$50,276	\$59,075	\$59,196
EDUCATION			
Estimated High School Graduate	18.53%	16.40%	15.57%
Estimated Bachelor's Degree	28.91%	30.00%	30.96%
Estimated Graduate Degree	14.54%	17.23%	18.12%
AGE			
Median Age	37.1	36.8	36.5

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Randy Nerren	316096	rnerren@newquest.com	281.477.4376
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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