

FOR SALE

Highly Upgraded Medical/Office

26211 Interstate 45 - Spring TX 77382



partners

PRIMARY CONTACT



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Partner

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Partner

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PROPERTY AT A GLANCE

ADDRESS	26211 INTERSTATE 45
CITY, STATE, ZIPCODE	SPRING TX 77382
LAND ACRES	0.431
BUILDING SIZE	6,736 SF
YEAR BUILT	2014
PARCEL NUMBER	129132
ZONING, COUNTY	RETAIL, MONTGOMERY

EXECUTIVE SUMMARY

Partners Real Estate is pleased to present 26211 Interstate 45, a highly upgraded 6,736-square-foot medical/office building in Spring, TX, offered at \$2,500,000 (\$371.14/SF). Built in 2014 and situated on 0.431 acres, the property will be delivered vacant, offering immediate flexibility for owner-users or investors. With frontage and signage directly along Interstate 45, the site benefits from visibility to over 235,000 vehicles per day. The interior features high-end finishes, a combination of open office and medical buildout, and is ideal for a variety of professional or healthcare users. The property also includes 13 dedicated parking spaces, enhancing accessibility and convenience in one of Houston's most active commercial corridors.

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





OFFERING DETAILS



SALE PRICE
\$2,375,000



PRICE PER SF
\$352.58



OCCUPANCY
To Be Delivered Vacant



BUILDING SIZE
6,736 SF



LOT SIZE
0.431 Acres



YEAR BUILT
2014



PARKING SPACES
13

PROPERTY HIGHLIGHTS

PRIME I-45 FRONTAGE

Benefit from direct signage and visibility along Interstate 45, with exposure to over 235,000 vehicles per day—maximizing brand awareness and traffic to the property.

HIGH-END INTERIOR FINISH-OUT

The property features upgraded finishes with a blend of open office space and medical build-out, creating a flexible environment for immediate occupancy.

FLEXIBLE USER APPEAL

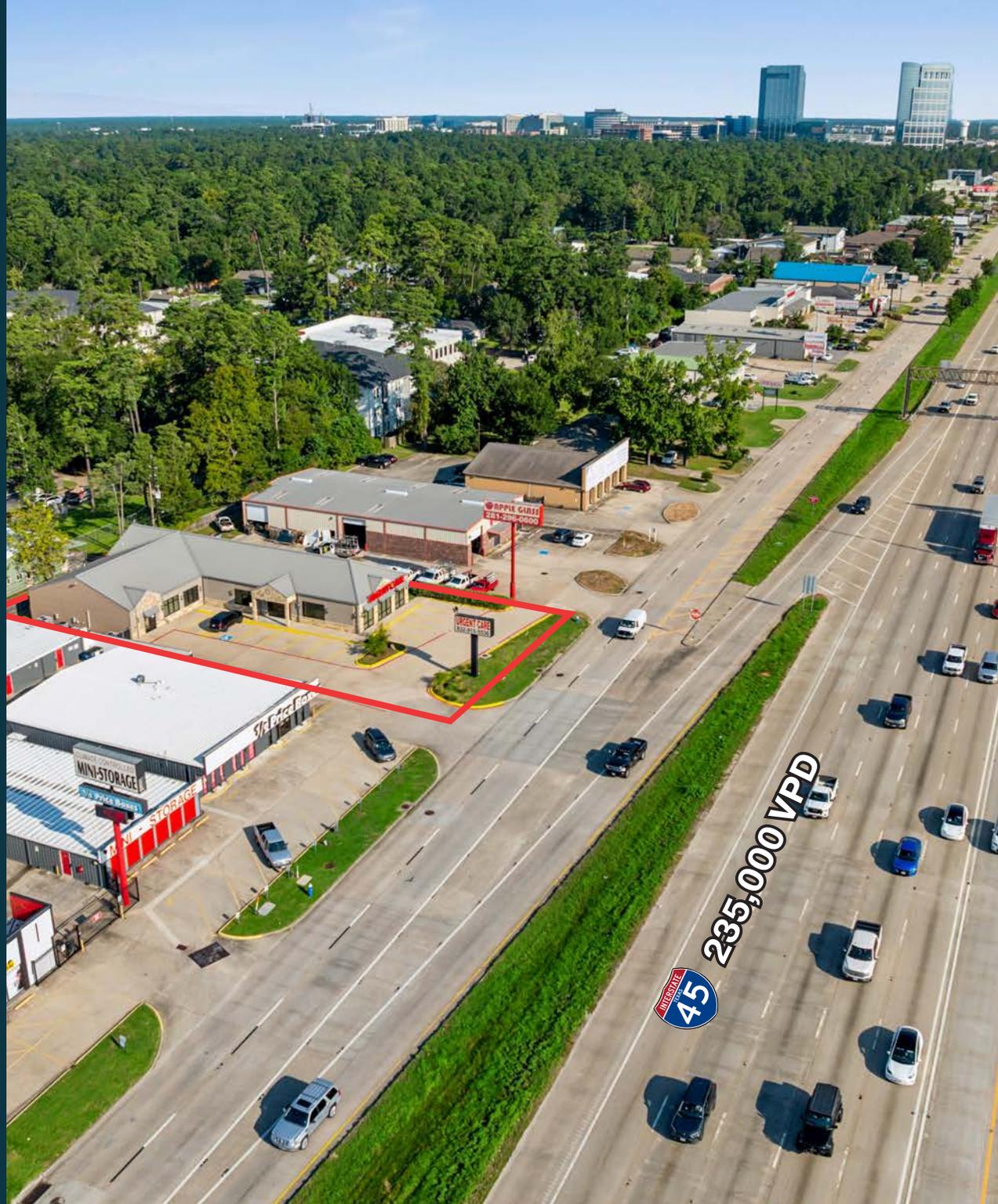
Ideal for a wide variety of medical and professional office users, offering functionality, location, and layout to suit diverse tenant needs.

UNPARALLELED MARKET GROWTH

In Spring, Texas, multi-tenant medtail 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 medtail 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.



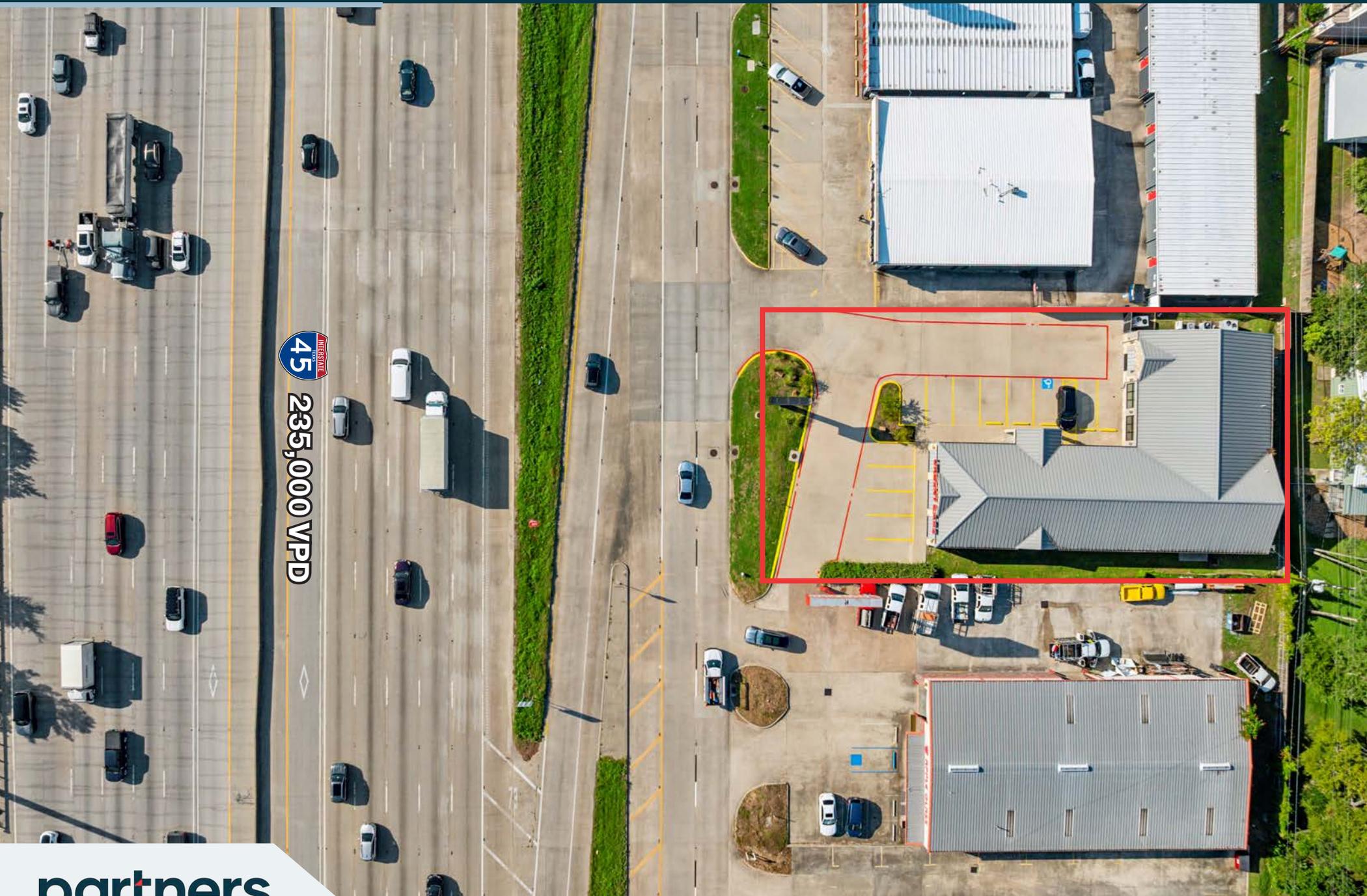
INTERIOR PHOTOS



INTERIOR PHOTOS



SITE OVERVIEW

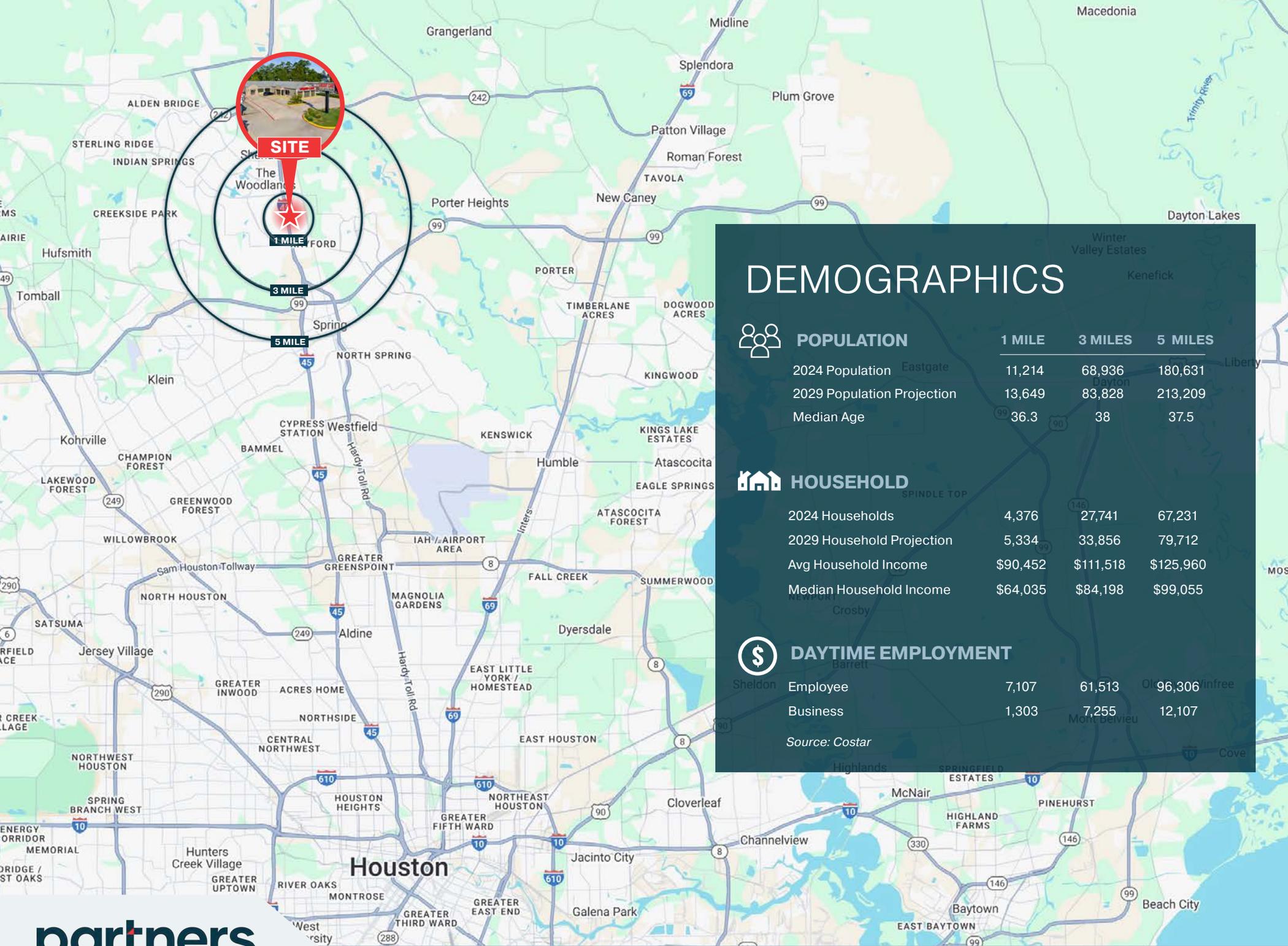


235,000 VPD

partners

SCHEDULE TOUR

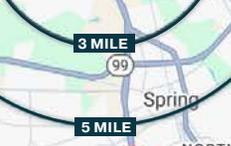
SUBMIT LOI



SITE



1 MILE



3 MILE



5 MILE

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

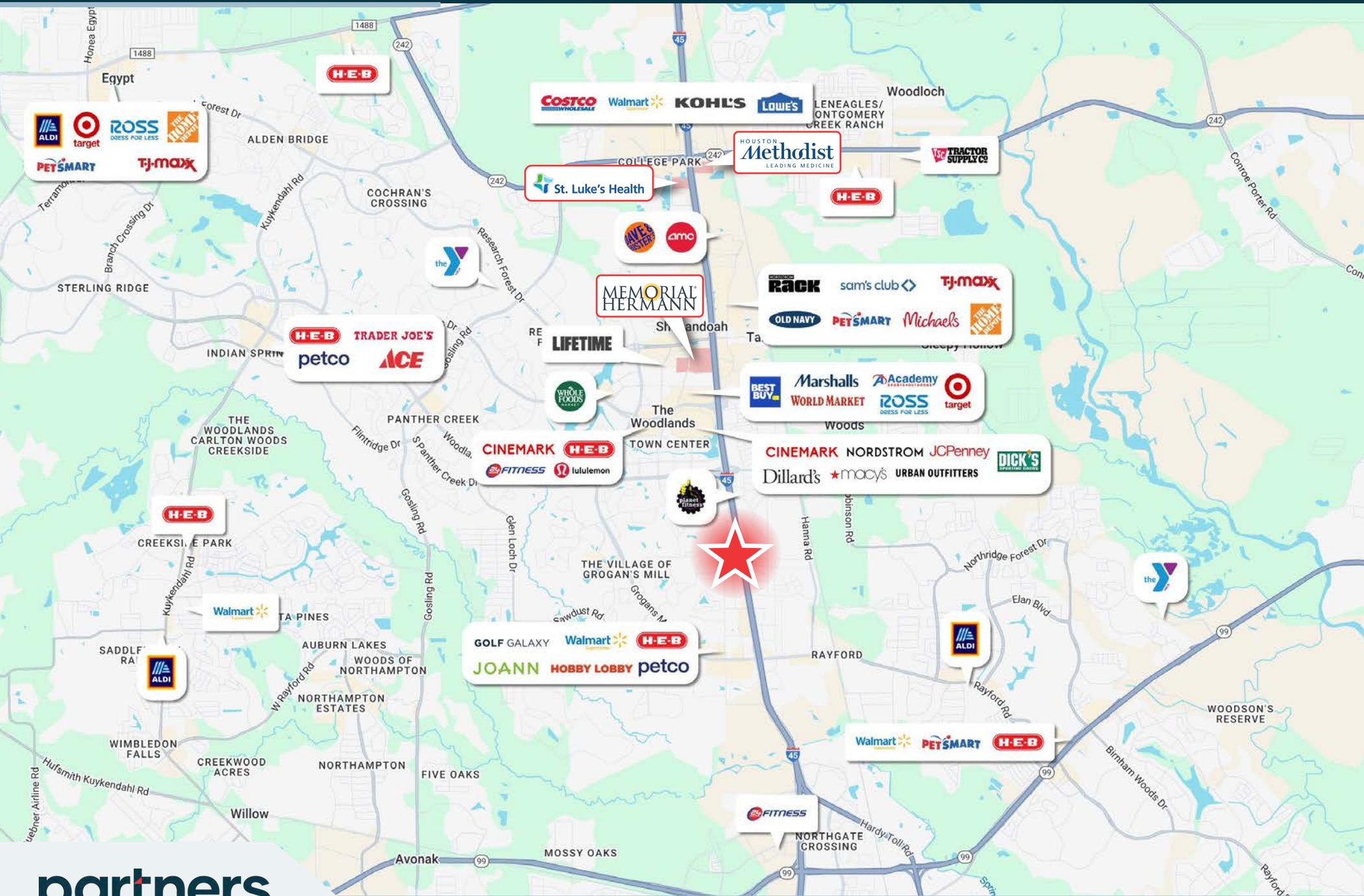


DAYTIME EMPLOYMENT

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

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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