

FOR SALE

Interstate 45 Medical & Retail Opportunity

26222 & 26214 Interstate 45 - Spring, TX 77386




PRIMARY CONTACT




Ryan McCullough 
Partner


 **512.580.6224**

 ryan.mccullough@partnersrealestate.com



Marc Peeler
Partner

 **713.275.9606**

 marc.peeler@partnersrealestate.com

PROPERTY AT A GLANCE

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

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 \$8,550,000 (\$247.86/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
\$8,550,000
-  COMBINED BUILDING SIZE
34,495 SF
-  PORTFOLIO BLENDED PRICE PER SF
\$247.86
-  LOT SIZE (TO BE DIVIDED IF SOLD SEPERATELY)
3.02 Acres
-  YEAR BUILT
2018 & 2017

MEDICAL OFFICE

-  SALE PRICE
\$4,275,000
-  BUILDING SIZE
14,495 SF
-  PRICE PER SF
\$294.92
-  BUILDOUT
Freestanding ER & Urgent Care

RETAIL

-  SALE PRICE
\$4,275,000
-  BUILDING SIZE
20,000 SF
-  PRICE PER SF
\$213.75
-  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

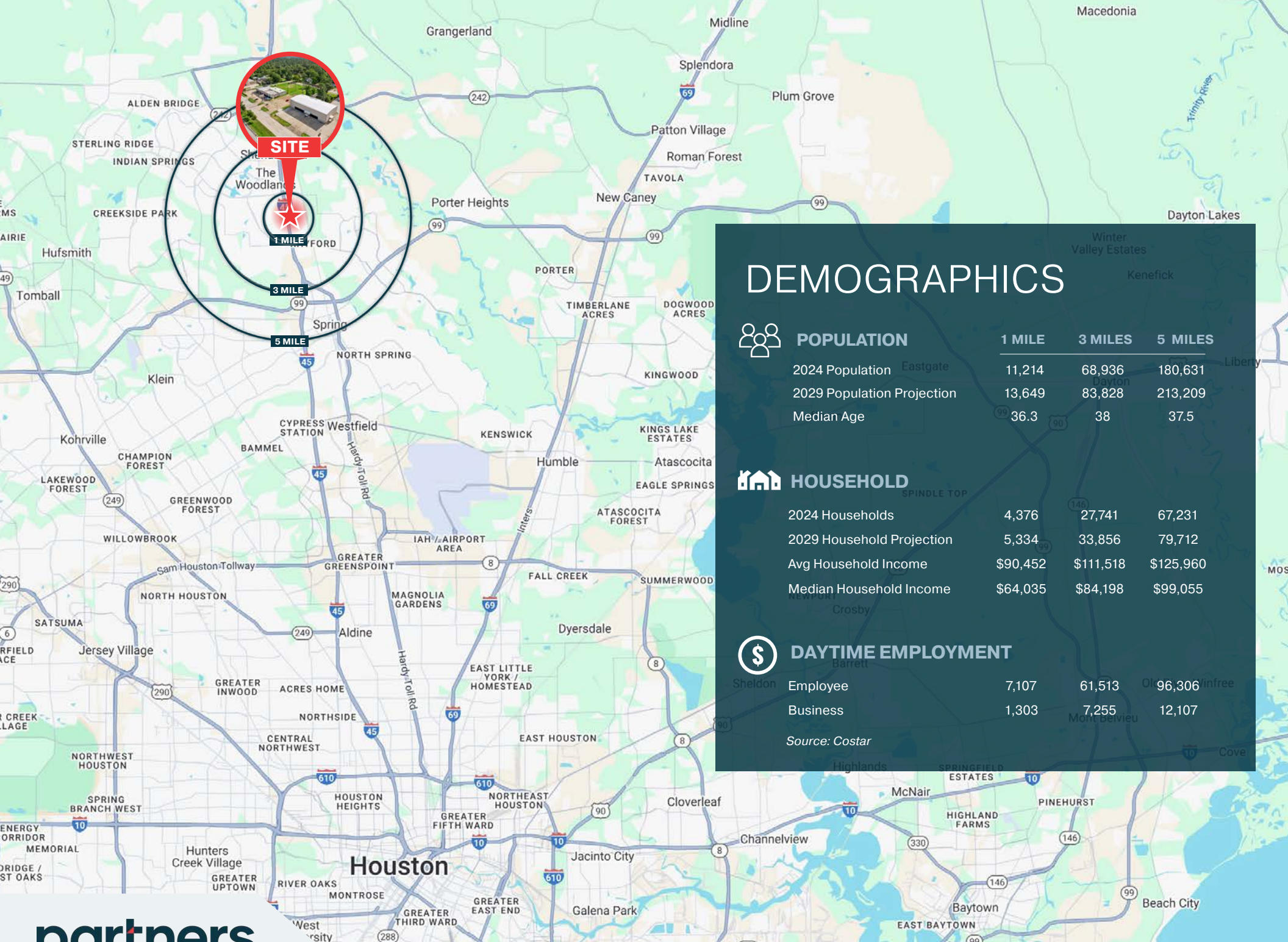


MEDICAL OFFICE INTERIOR PHOTOS

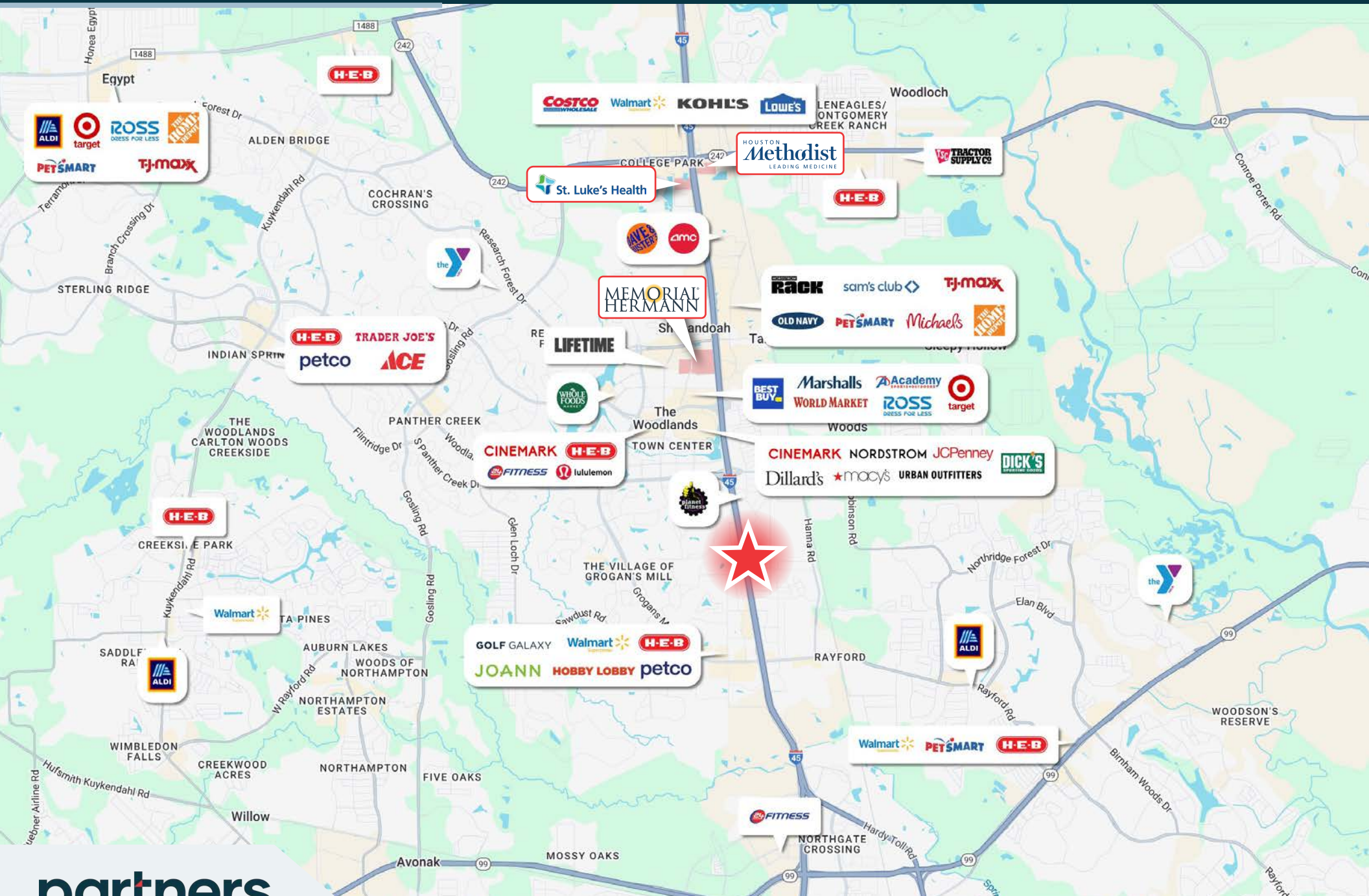


SITE OVERVIEW





AERIAL OVERVIEW





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE

Interstate 45 Medical & Retail Opportunity

26222 & 26214 Interstate 45 - Spring, TX 77386



Ryan McCullough  **SIR**
Partner

512.580.6224

ryan.mccullough@partnersrealestate.com



Marc Peeler
Partner

713.275.9606

marc.peeler@partnersrealestate.com