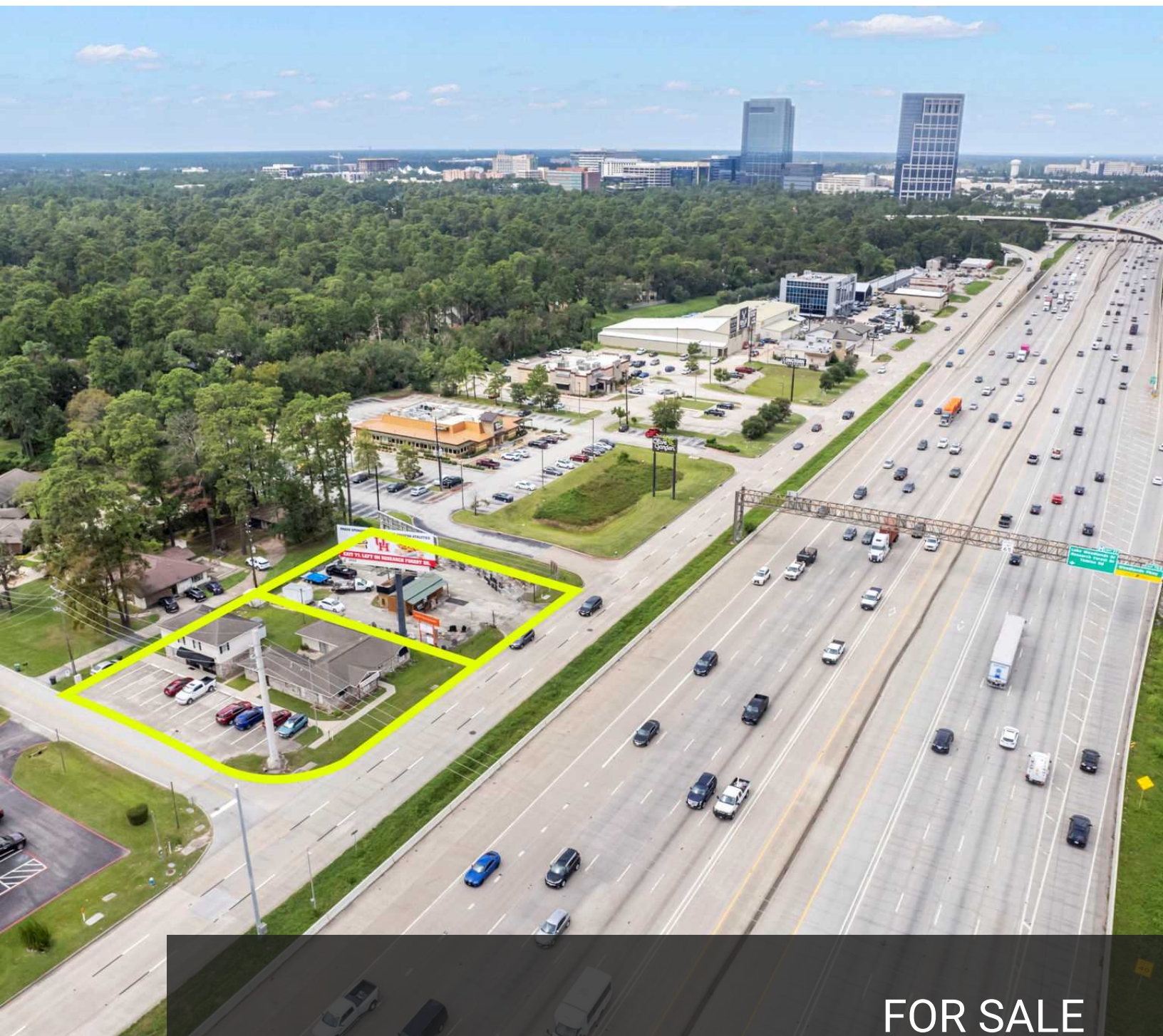


# MIXED USE FOR SALE

26703 AND 26707 INTERSTATE 45 NORTH  
OPPORTUNITY FOR FOUR INCOME PRODUCING PROPERTIES



FOR SALE

**KW COMMERCIAL | THE WOODLANDS**

2201 Lake Woodlands Dr  
The Woodlands, TX 77380

**PRESENTED BY:**

**TERESA SARTIN**

Realtor

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[teresa@sartinteam.com](mailto:teresa@sartinteam.com)

0467749, Texas

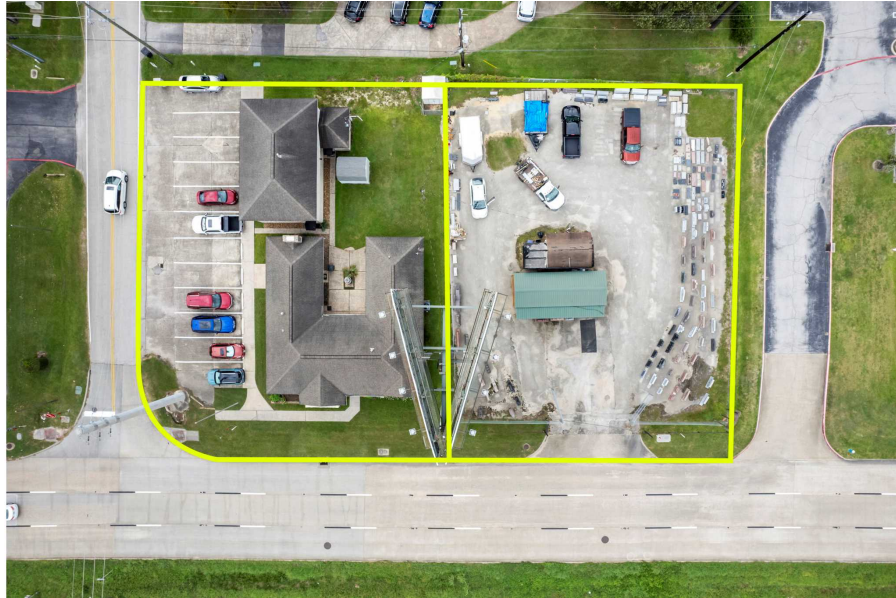
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## EXECUTIVE SUMMARY

26703 INTERSTATE 45 NORTH

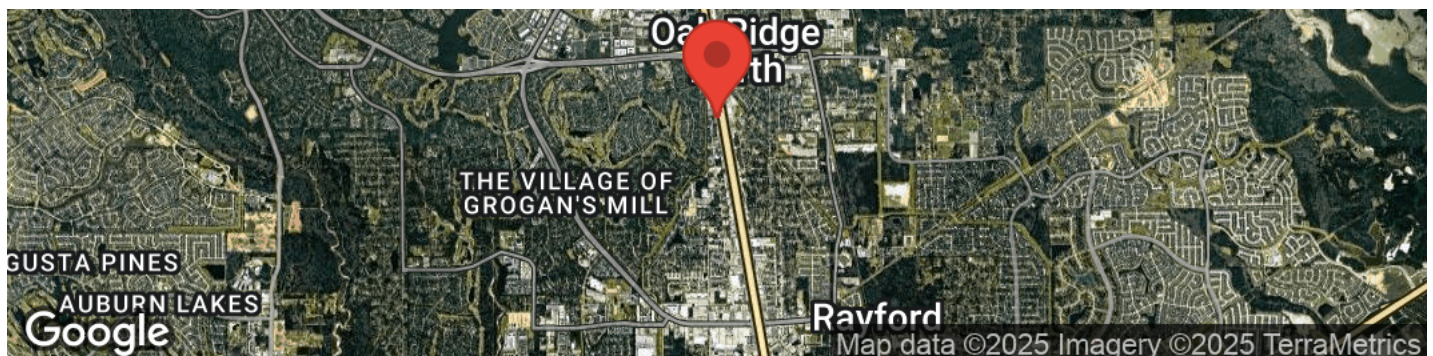


### PROPERTY OVERVIEW

Phenomenal investment opportunity near The Woodlands Texas with 4 income producing properties. One of the properties is an office and vacant currently, but there is a massage therapy business, cemetery and monument sales land lease and a billboard lease. Leases are under market rates currently, but stable tenants. This offering includes four distinct income-generating properties strategically positioned in a high-demand growth corridor. Among the assets is a vacant office space with strong leasing potential, alongside established revenue streams from a massage therapy business, a cemetery and monument sales land lease, and a billboard lease. This is a rare chance to acquire a well-positioned, diversified portfolio with room for immediate growth and long-term capital gains.

#### Key Highlights:

- **Diversified Income Streams:** Multiple, stable tenants provide consistent cash flow across various sectors.
- **Value-Add Potential:** Current leases are below market rates, offering significant upside for increased returns through re-leasing at competitive rates.
- **Prime Location:** Located near The Woodlands, one of Texas's fastest growing and most desirable areas for both residential development. And commercial
- **Flexible Asset Mix:** The combination of office, retail, and land lease opportunities offers both short-term cash flow and long-term value appreciation.



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## LOCATION & HIGHLIGHTS

26703 INTERSTATE 45 NORTH



## LOCATION INFORMATION

Building Name:	26703 and 26707 Interstate 45 N
Street Address:	26703-26707 Interstate 45 N
City, State, Zip	Spring, TX 77380
County:	Montgomery
Market:	Houston
Sub-market:	The Woodlands, Spring, Conroe
Cross Streets:	Oak Ridge Drive

## LOCATION OVERVIEW

The Woodlands and Spring are neighboring communities located approximately 30 miles north of Houston, Texas, each offering unique living experiences within the Houston–The Woodlands–Sugar Land metropolitan area. Established in 1974, The Woodlands is a master-planned community primarily situated in Montgomery County, with portions extending into Harris County. As of the 2020 U.S. Census, it had a population of 114,436. The community is renowned for its extensive parks, recreational facilities, and a vibrant town center featuring shopping, dining, and entertainment options. The Woodlands is divided into several villages, each with its own amenities and character, fostering sense of community among residents. Spring is a census-designated place within the extraterritorial jurisdiction of Houston in Harris County, with a population of 62,559 as of the 2020 census. The area is known for its historic Old Town Spring, featuring a variety of shops, restaurants, and annual festivals that attract visitors from across the region. Spring offers a suburban lifestyle with a mix of residential neighborhoods and commercial developments, providing residents with a balance of small-town charm and modern conveniences.

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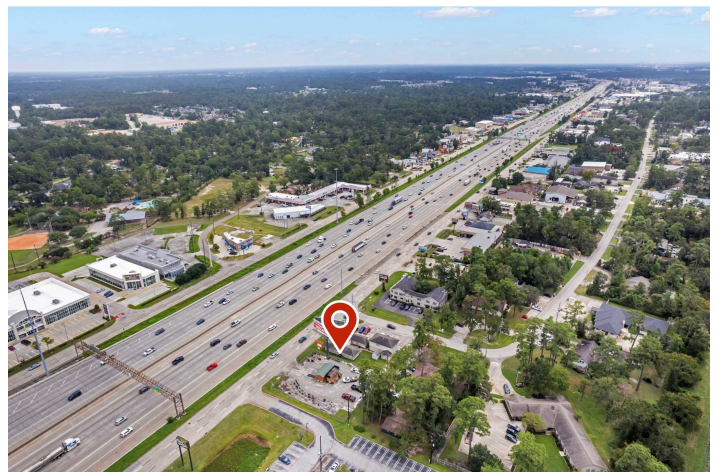
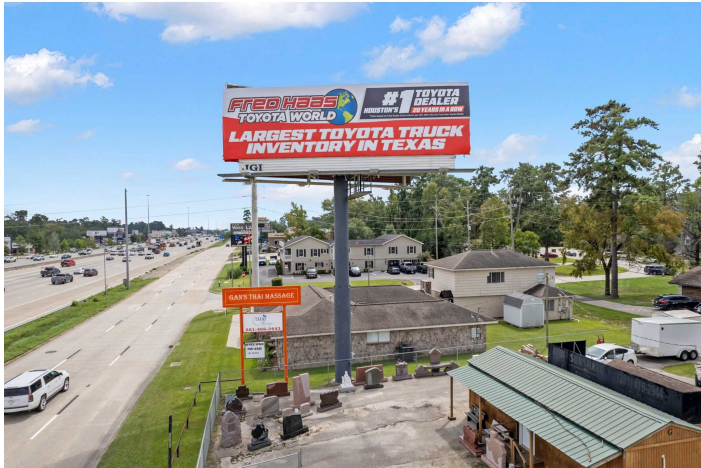
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# PROPERTY PHOTOS

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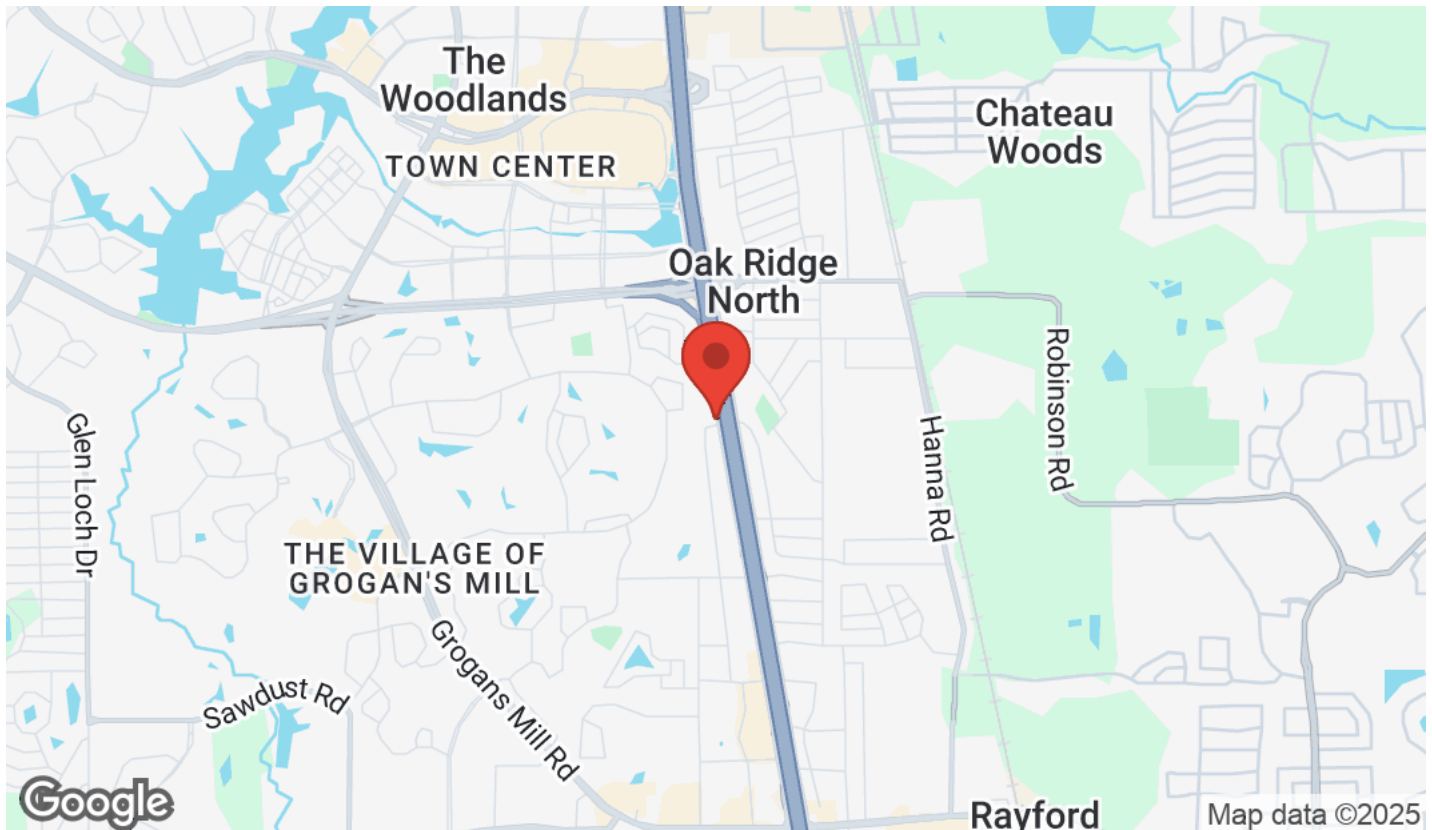
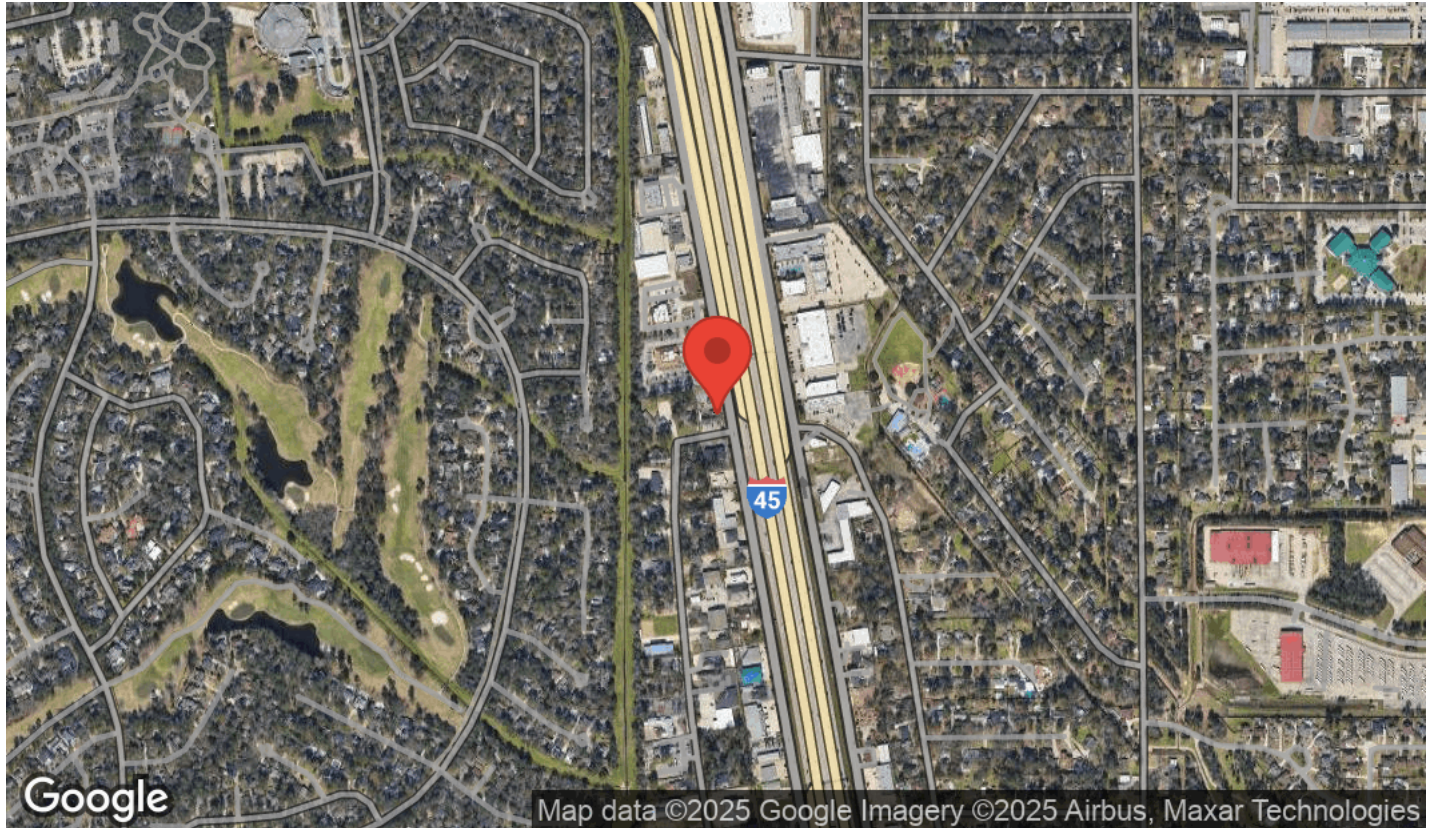
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# LOCATION MAPS

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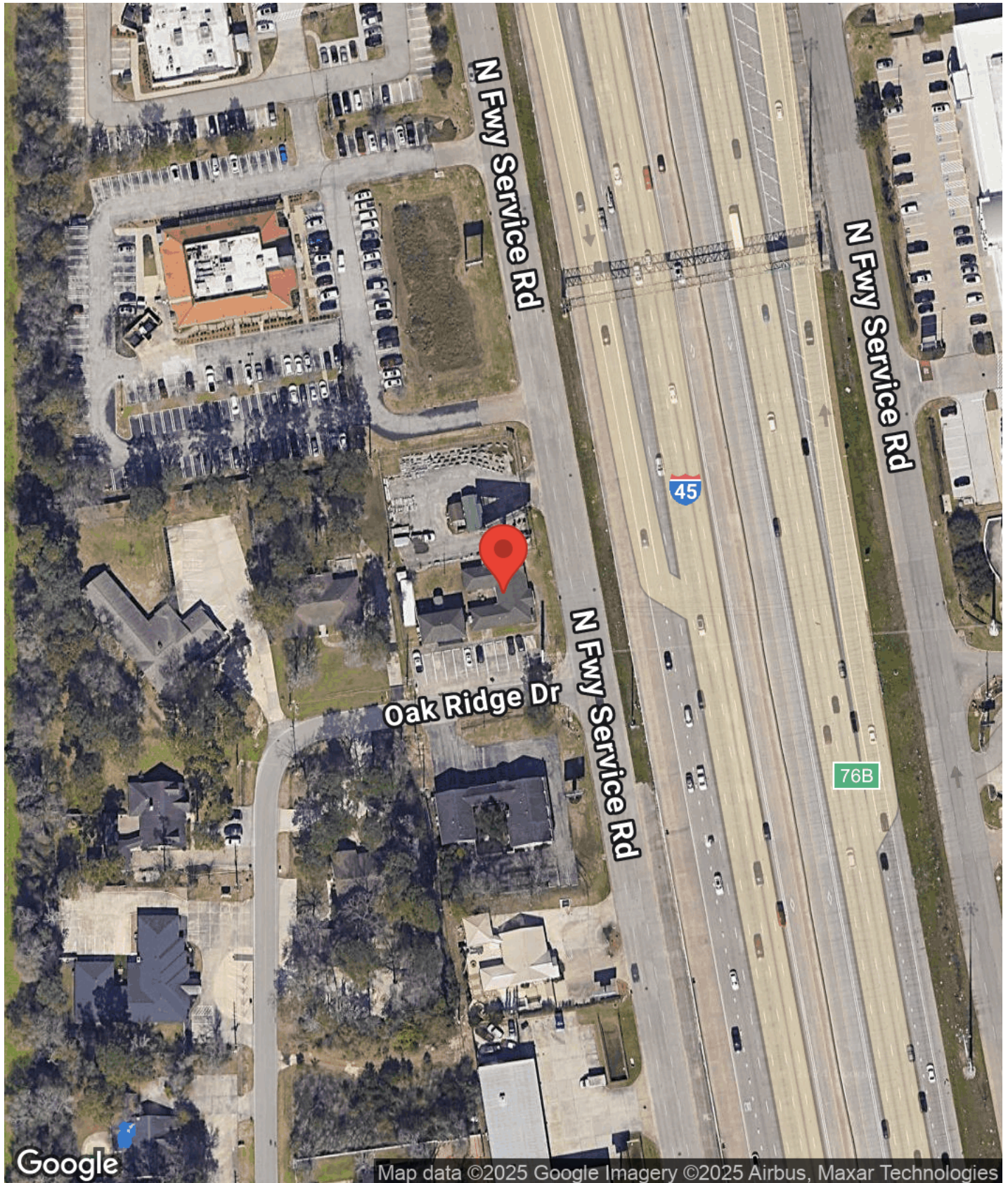
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# AERIAL MAP

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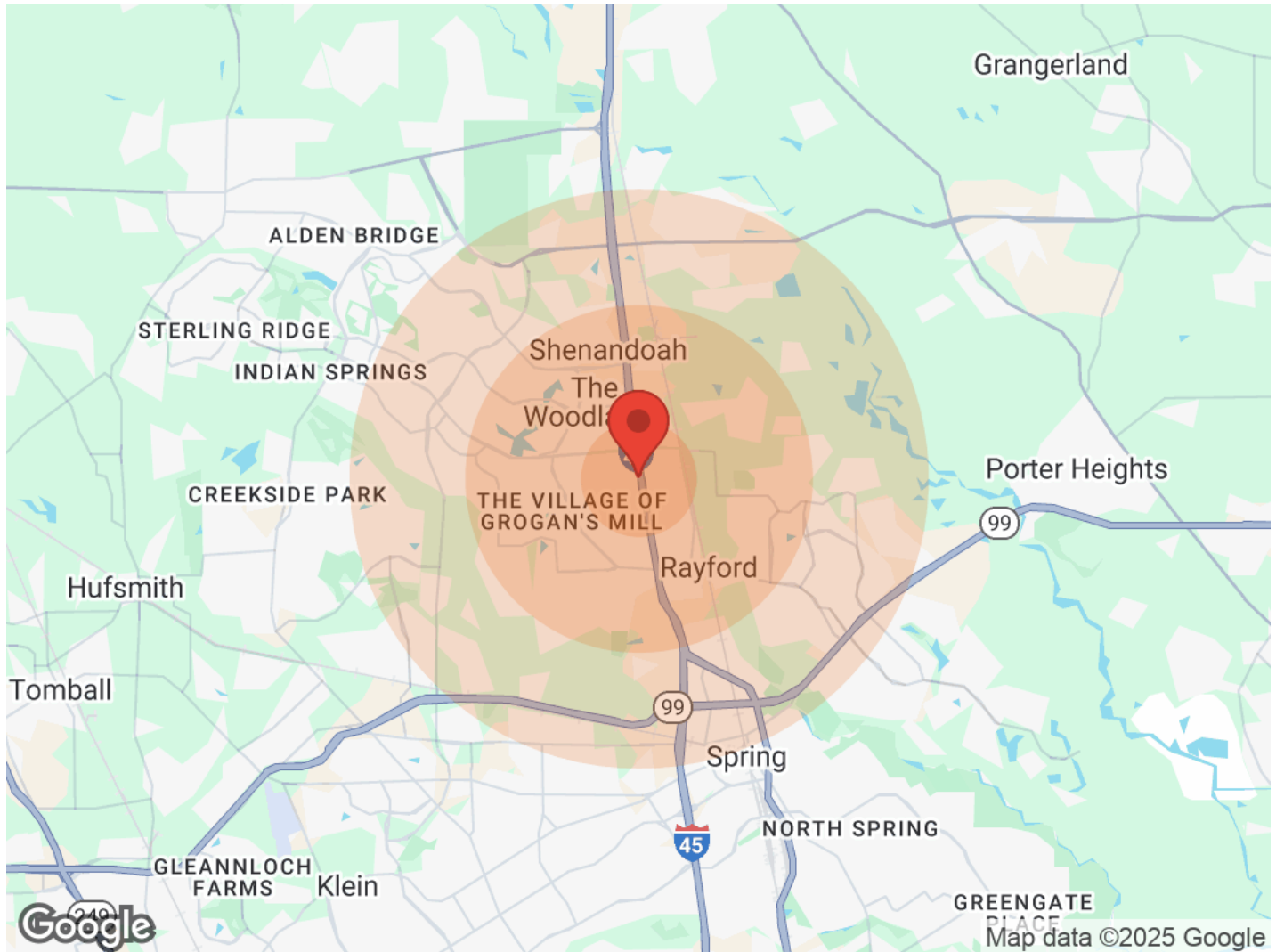
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,156	32,908	71,240
Female	3,377	33,866	72,978
Total Population	6,533	66,774	144,218

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,111	13,007	30,260
Ages 15-24	766	8,873	20,398
Ages 25-54	2,161	25,940	53,486
Ages 55-64	961	8,643	17,769
Ages 65+	1,534	10,311	22,305

Race	1 Mile	3 Miles	5 Miles
White	6,046	57,793	120,560
Black	98	2,670	8,385
Am In/AK Nat	2	103	251
Hawaiian	N/A	10	15
Hispanic	707	11,428	26,646
Multi-Racial	444	8,626	22,112

Income	1 Mile	3 Miles	5 Miles
Median	\$80,325	\$73,190	\$75,161
< \$15,000	217	2,128	3,816
\$15,000-\$24,999	183	2,137	3,562
\$25,000-\$34,999	140	1,963	3,730
\$35,000-\$49,999	311	3,293	6,747
\$50,000-\$74,999	467	4,790	10,384
\$75,000-\$99,999	528	3,758	8,319
\$100,000-\$149,999	490	4,157	9,318
\$150,000-\$199,999	242	1,782	3,837
> \$200,000	151	2,726	4,963

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,036	30,183	60,074
Occupied	2,893	27,997	56,442
Owner Occupied	2,013	17,103	39,281
Renter Occupied	880	10,894	17,161
Vacant	143	2,186	3,632

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# Disclaimer

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