

FOR SALE

Interstate 45 Medical & Retail Opportunity


26222 & 26214 Interstate 45 - Spring, TX 77386




PRIMARY CONTACT




Ryan McCullough  **SIR**
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 \$8,000,000 (\$231.92/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





Retail (Shell)

Medical Office

24HR ER
281-419-2911

URGENT CARE
EMERGENCY ENTRANCE

WE NOW OFFER
WEIGHT LOSS
PROGRAMS
LIRAGLUTIDE AND LIRAZEPATIDE

PORTFOLIO



SALE PRICE
\$8,000,000



COMBINED BUILDING SIZE
34,495 SF



PORTFOLIO BLENDED PRICE PER SF
\$231.92



LOT SIZE (TO BE DIVIDED IF SOLD SEPERATELY)
3.02 Acres



YEAR BUILT
2018 & 2017

MEDICAL OFFICE



SALE PRICE
\$4,000,000



BUILDING SIZE
14,495 SF



PRICE PER SF
\$275.96



BUILDOUT
Freestanding ER & Urgent Care

RETAIL



SALE PRICE
\$4,000,000



BUILDING SIZE
20,000 SF



PRICE PER SF
\$200.00



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 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.



MEDICAL OFFICE INTERIOR PHOTOS

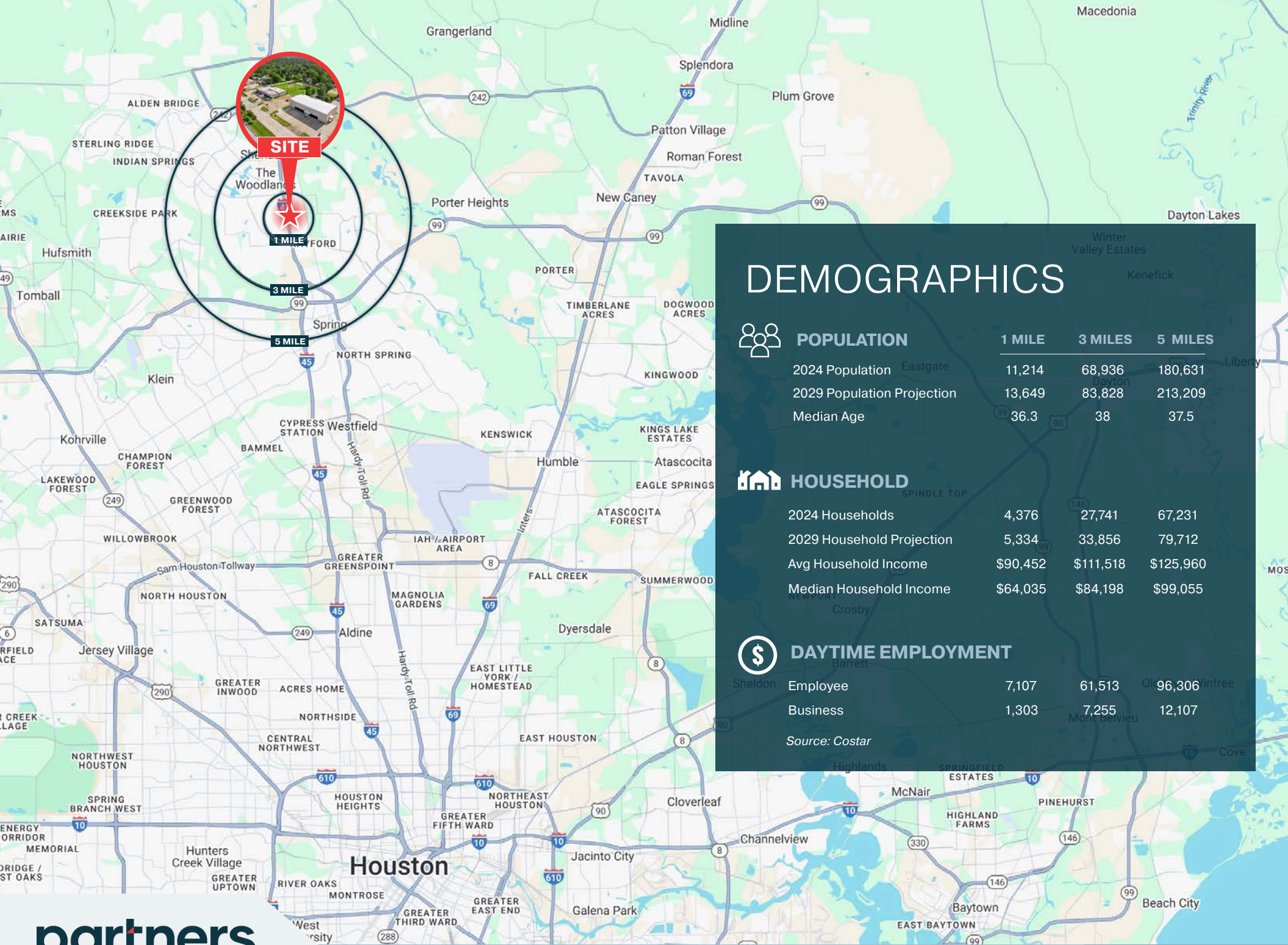


MEDICAL OFFICE INTERIOR PHOTOS



SITE OVERVIEW





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

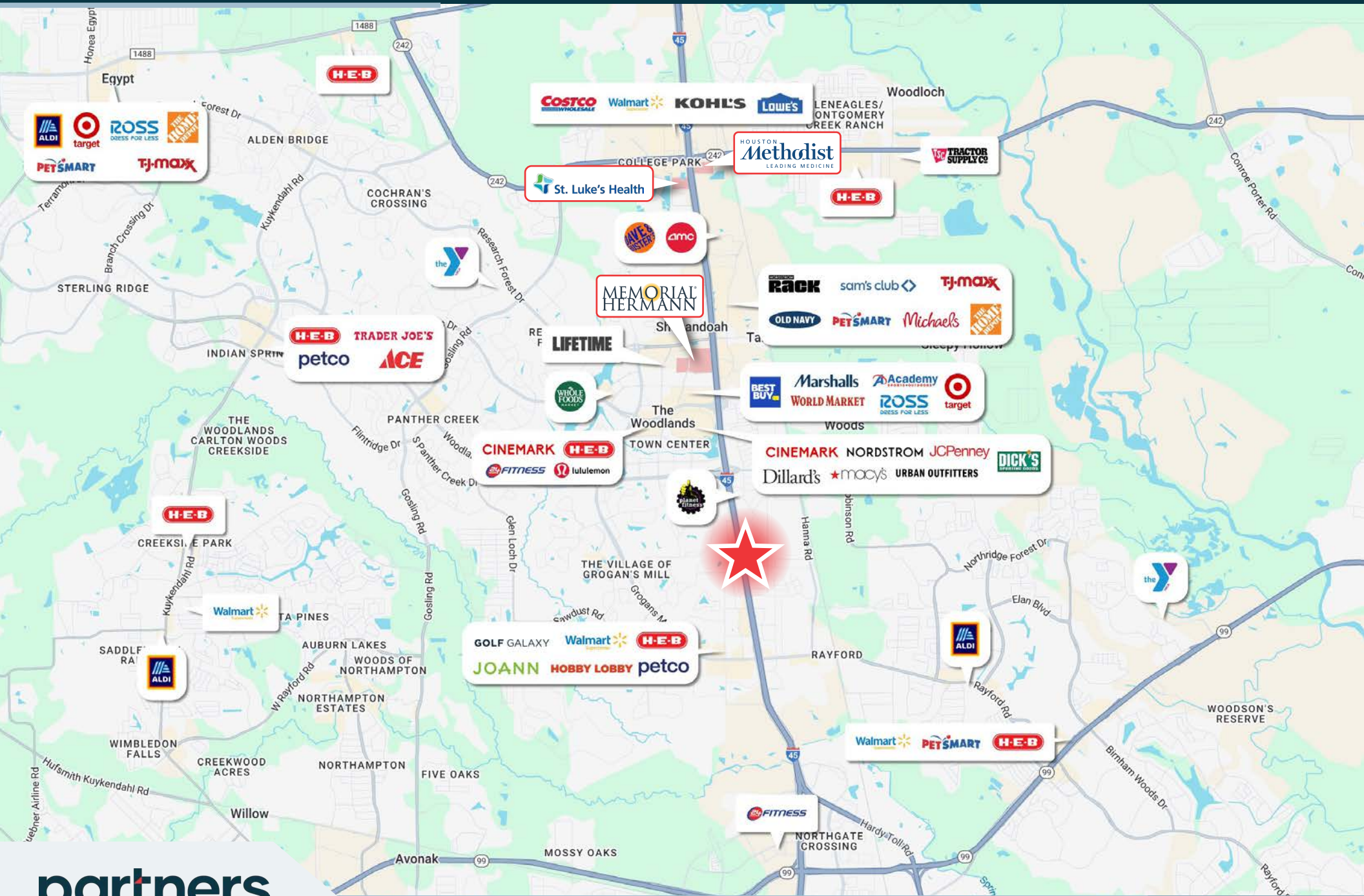


DAYTIME EMPLOYMENT

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

Source: Costar

AERIAL OVERVIEW





DISCLAIMER

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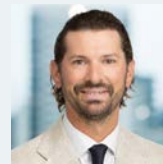
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