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PROPERTY **SUMMARY**

25807 I-45, The Woodlands, TX 77380

VIEW VIDEO

SALE PRICE: Price Upon Request

NUMBER OF UNITS: 1

LOT SIZE: 1.47 Acres

BUILDING SIZE: 17,000 SF

PROPERTY TYPE: Hospitality, Mixed Use,

Office, Retail

Strategically positioned along Interstate 45 with exceptional visibility, 25807 I-45 offers an unparalleled opportunity for a premier mixed-use redevelopment in The Woodlands, one of the fastest-growing and most affluent areas in the Greater Houston region.

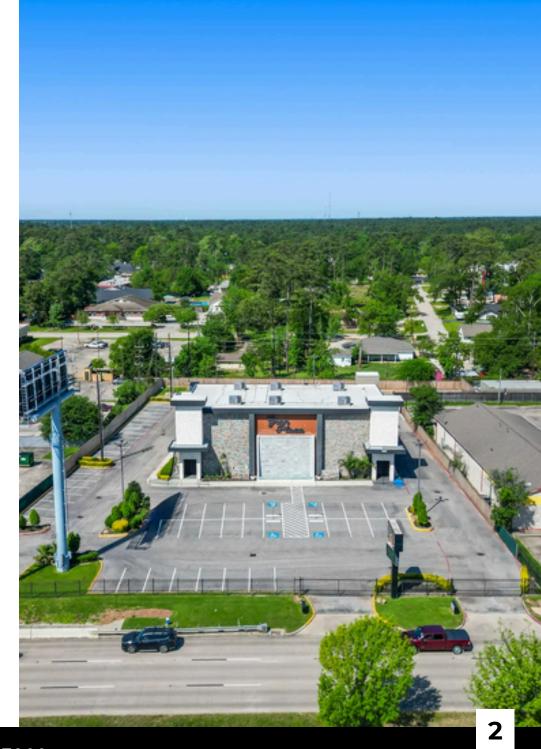
Currently operating as an event venue, the property is optimally suited for transformation into a high-end mixed-use development. The flexible layout and expansive 17,000 SQFT structure make it ideal for a combination of luxury retail, office suites, medical offices, restaurant and entertainment concepts, or a specialty showroom.

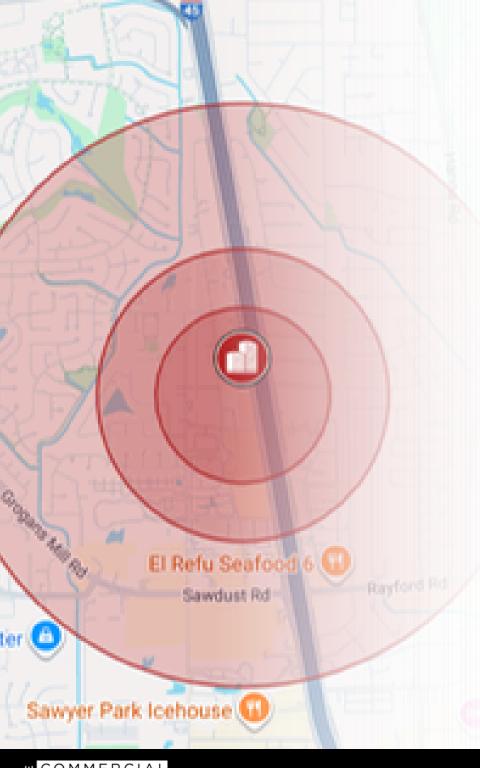


PROPERTY HIGHLIGHTS

17,000 SQFT | Prime I-45 Frontage Exceptional Mixed-Use Opportunity

- Prime Frontage: Over 200 feet of direct frontage on Interstate
 45.
- Unmatched Visibility: Exposure to approximately 200,000+ vehicles per day traveling along I-45.
- 83 parking spaces, and an additional lot near by for additional parking,
- Flexible Layout: The expansive open interior allows for a variety
 of configurations including office suites, high-end retail, or
 specialty showrooms.
- Strategic Location: Situated at the northern gateway to The Woodlands, minutes from The Woodlands Mall, Market Street, Hughes Landing, and numerous Fortune 500 companies.
- Affluent Demographics: Surrounded by luxury residential neighborhoods and a strong daytime workforce population.
- Ample Parking: Large onsite parking lot supporting high-volume retail, medical, or office traffic.
- Zoning Flexibility: Broad commercial potential, accommodating a
 wide range of uses including luxury car dealership, designer
 furniture showroom, upscale restaurant, boutique bar/club, or
 healthcare facilities.
- Strong Investment Area: The Woodlands submarket consistently outperforms surrounding areas in rental rates, occupancy, and commercial growth.





AREA **OVERVIEW**

Located along the highly traveled I-45 corridor, this property offers premier visibility and accessibility in the thriving Spring/Woodlands market. Positioned just minutes from The Woodlands Mall, Hughes Landing, and major retail and dining hubs, it benefits from high traffic counts and strong surrounding demographics. With direct access to both I-45 and nearby Grand Parkway (TX-99), this location is ideal for businesses seeking regional exposure in one of North Houston's most dynamic and fast-growing areas.

	0.3 Miles	0.5 Miles	1 Miles
Total households	413	1,936	5,068
Total population	1,127	5,098	12,895
Persons per household	2.7	2.6	2.5
Average household income	\$71,371	\$77,160	\$87,234
Average house value	\$412,272	\$402,556	\$383,1 <i>7</i> 5
Average age	32	34	37
Average age male	32	34	36
Average age female	33	35	38

RETAILER MAP

