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#### GABE RODARTE

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### PROPERTY **SUMMARY**

25911 I-45/25902 Oak Ridge Dr. Spring, TX 77380

**SALE PRICE:** Subject to To Offer

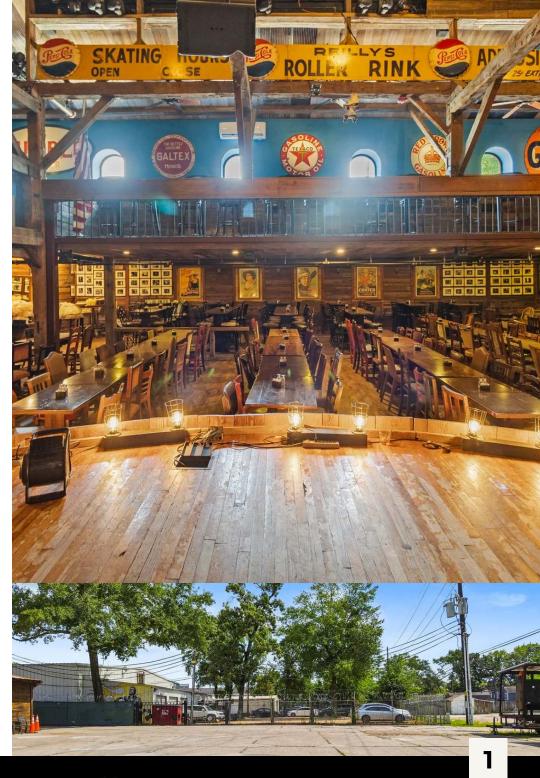
NUMBER OF UNITS 2

PROPERTY TYPE: Retail

BUILDING SIZE: 10,000 SF

An iconic landmark in The Woodlands, Dosey Doe Big Barn is now available for purchase. Offering a rare opportunity to own one of Texas's most celebrated live music and dining venues. Originally a 165-year-old tobacco barn from Kentucky, the structure was painstakingly relocated and rebuilt to create an unforgettable atmosphere, featuring soaring hand-hewn beams and historic charm.

With a reputation as one of the best-sounding rooms in the country, this intimate venue has hosted legendary performers such as Wynonna Judd, Leon Russell, Bela Fleck, and rising stars like Parker McCollum. Artists and guests alike rave about the acoustics, ambiance, and hospitality.



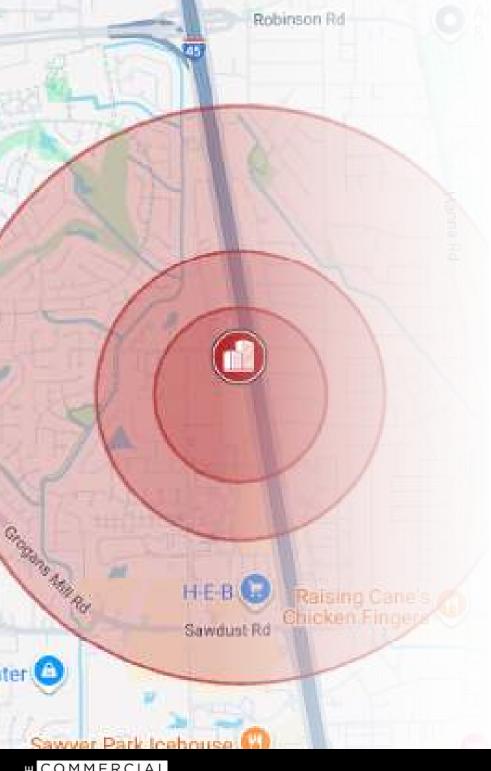
# PROPERTY HIGHLIGHTS

# Dosey Doe Big Barn – Premier Live Music Venue & Culinary Destination in The Woodlands, TX

The venue seats approximately 420 guests and delivers a full-service dining experience with a gourmet, scratch-made menu crafted by a renowned chef. The space is ideal for live performances, private events, corporate functions, weddings, and fundraisers—offering multiple revenue streams and strong year-round appeal.

- Venue: +/-11,500 sq. ft. building
- Property + Business + Furniture/Fixtures/Equipment
- 2 units: Measurement in Documents Section
- Home: +/-2,500 sq. ft
- High-traffic area
- Prime location
- Retail/Specialty Center potential
- · Ample parking
- Modern construction
- Versatile floor plan





# AREA **OVERVIEW**

Ideally located along the southbound frontage road of I-45 in Spring, Texas, just minutes from The Woodlands. The property sits between The Woodlands Parkway and Rayford/Sawdust Road, two of the area's busiest interchanges, providing excellent visibility and direct access from the interstate & Oak Ridge Dr.

	0.3 Miles	0.5 Miles	1 Miles
Total households	346	1,625	5,221
Total population	914	4,278	13,200
Persons per household	2.6	2.6	2.5
Average household income	\$80,283	\$81,094	\$88,440
Average house value	\$408,733	\$408,653	\$391,3 <i>57</i>
Average age	35	35	37
Average age male	34	35	37
Average age female	36	36	38

# RETAILER MAP

