

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

I-45 FRONTAGE SITE FOR SALE

19002 N FREEWAY RD. | SPRING, TX 77386



OFFERING SUMMARY

SALE PRICE

\$540,000

LOT SIZE

0.88 ACRES

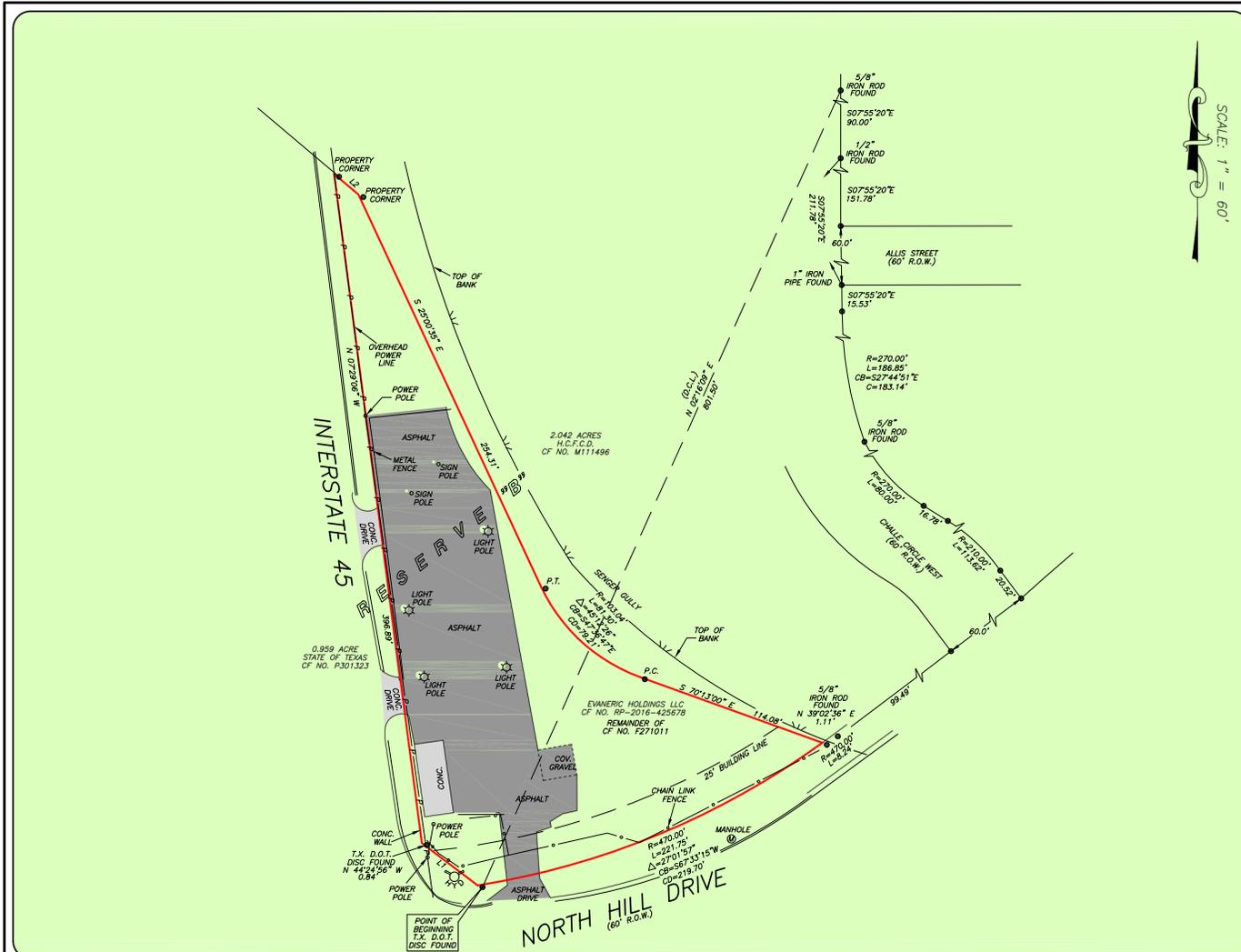
PROPERTY TYPE

COMMERCIAL, RETAIL,
INDUSTRIAL/DEVELOPMENT

PROPERTY HIGHLIGHTS

Prime I-45 Frontage Property – Unrestricted and Ready for Redevelopment
Situated directly on the I-45 service road, this high-visibility site offers excellent access in a rapidly developing area. With unrestricted use and a strategic location, the property is well-suited for truck parking, vehicle storage, a car sales lot, or similar commercial uses.

Survey



GF NO. 24-832488-PO CAPITAL TITLE
 ADDRESS: 19002 INTERSTATE 45
 SPRING, TEXAS 77373
 BORROWER: ERMENEJILDO ESQUEDA

**0.8746 ACRE
 BEING A PORTION OF
 RESERVE "B"
 NORTH HILL ESTATES, SECTION 1**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 87, PAGE 6 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.23	S62°53'07"W
L2	18.66	S49°52'53"E

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0270 M MAP REVISION: 10/16/2013 ZONE AE. BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 87, PG. 6, H.C.M.R.

DRAWN BY: JB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. 24-09882
 NOVEMBER 20, 2024







Capital Title
 A Shaddock Company
BARBARA NEUDORFER
 713-547-4747





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 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

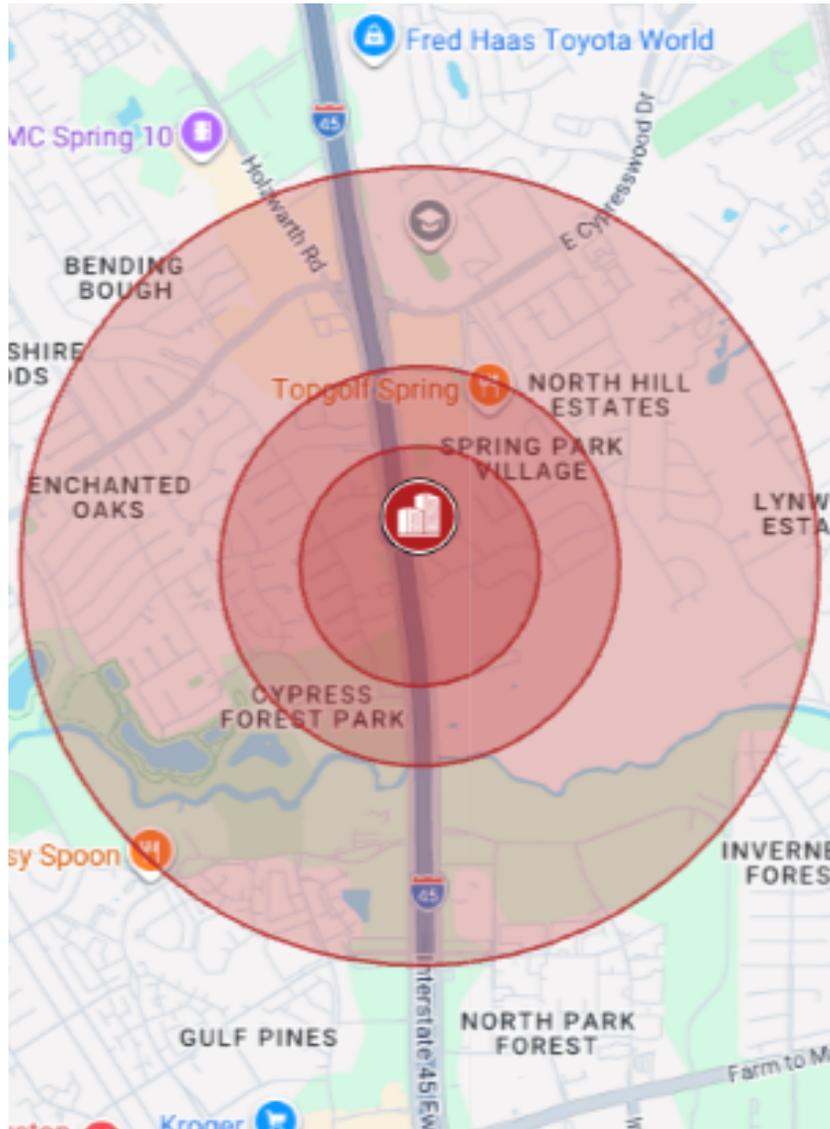
Aerial Map



Property Photos



Demographics



Ideally situated along the I-45 service road, 19002 N Freeway Rd offers unmatched visibility and accessibility in one of the areas fastest-growing corridors. Just minutes from Grand Parkway (99), Beltway 8, Conroe, The Woodlands, and major commercial centers, this location provides direct freeway exposure and easy access to surrounding residential neighborhoods, retail hubs, and business districts. With steady traffic flow and high growth in the area, this site is perfectly positioned for a wide range of development best suited for uses such as truck parking, vehicle storage, or a car sales lot.

	1 Mile	3 Miles	5 Miles
Total population	2,465	5,473	13,131
Workday Population	10,219	97,858	222,886
Total household	945	2,065	5,131
Average household income	\$58,550	\$68,133	\$80,423
Average age	32	33	35
Male Population	32	33	35
Female Population	32	33	36

Demographics data derived from AlphaMap

Market Overview

Spring, Texas is a well-established and rapidly growing submarket within the northern Houston metropolitan area. Positioned along key transportation corridors including Interstate 45, the Hardy Toll Road, and the Grand Parkway (SH 99), Spring offers excellent regional connectivity to Downtown Houston, The Woodlands, George Bush Intercontinental Airport, and major employment centers throughout North Houston. Its strategic location and strong infrastructure continue to attract both residents and businesses seeking accessibility and long-term growth.

The Spring area has experienced sustained residential and commercial development, supported by strong population growth and the expansion of master-planned communities. This continued residential growth has driven increased demand for retail, healthcare, medical office, and service-oriented commercial uses. Commercial development along major corridors reflects rising consumer demand and ongoing investor confidence in the market.

From a real estate perspective, Spring offers a diverse mix of commercial and residential opportunities supported by strong demographics and consistent tenant demand. Limited infill availability in certain corridors, combined with ongoing population growth, supports healthy occupancy and long-term value appreciation. As North Houston continues to expand, Spring remains well-positioned for stable investment performance and long-term value creation within one of the region's most active suburban markets.



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