

# THE WOODLANDS TX FOR SALE

OFFICE BUILDING

26519 OAK RIDGE DR

Presented By:

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**832-303-0465**



WILLOW CREEK

*Commercial*



## THE OFFERING

Introducing an exceptional opportunity to own a spacious 3,700 sq. ft. two-story office building, strategically located off I-45 between Rayford and The Woodlands Parkway. This owner-user building offers outstanding access to all the amenities and business hubs that The Woodlands has to offer.

The property features excellent parking and high visibility, making it ideal for businesses seeking convenience and prominence. The office building has been newly renovated down to the studs, including a new roof, ADA-compliant restrooms, a smart building system, and new HVAC. This ensures a modern, efficient, and comfortable workspace perfect for any business looking to establish a strong presence in a thriving area.

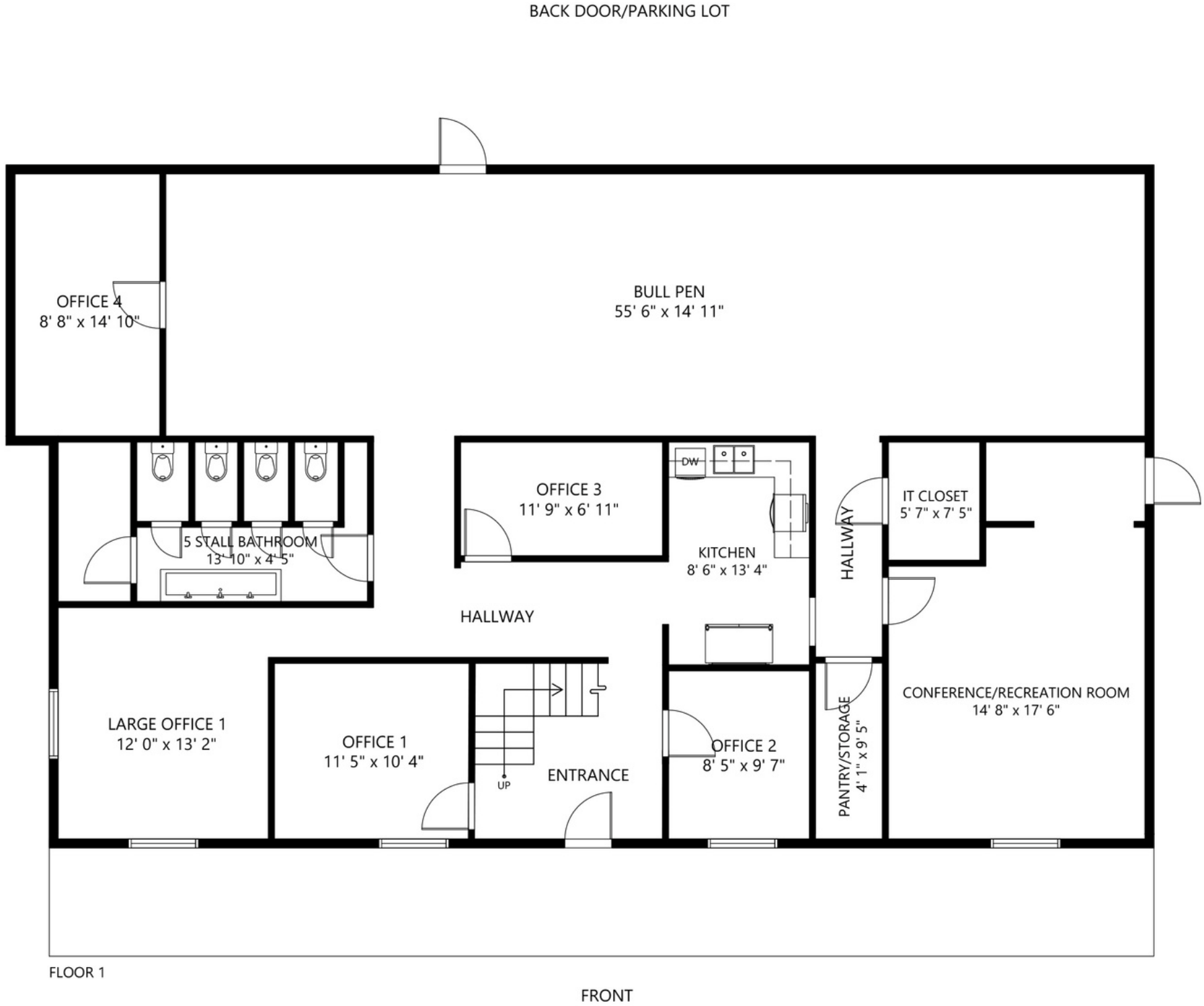
With its prime location, ample space, and state-of-the-art renovations, this turnkey property is ready for immediate occupancy and poised to support your business growth. Don't miss the chance to secure your place in one of the most sought-after commercial locations in The Woodlands area. Contact us today to schedule a tour and explore the potential of this exceptional office building.

# OVERVIEW

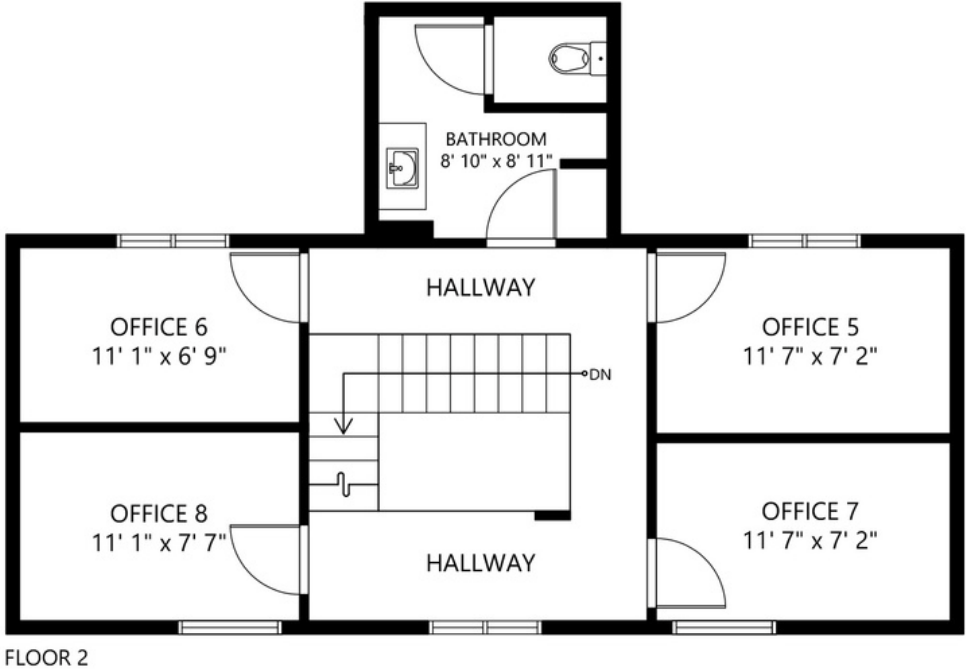
- ✓ Approx. **17,000 SF** of land with **3,648 SF** - 2 story office building
- ✓ **8 Offices, ADA** restrooms, Bull pen with **built-in** cubicles, **large** conference room & kitchen
- ✓ Renovated to the studs in **2024** New **Roof & HVAC** units
- ✓ Easy **access** to Woodlands Pkwy, Rayford/Sawdust and **I-45**
- ✓ **28+** Surface Parking spots
- ✓ Fully intergraded **SMART** Building; access control, cameras, commercial doors
- ✓ Located in the **Fast Growing** County of **Montgomery Tx.**



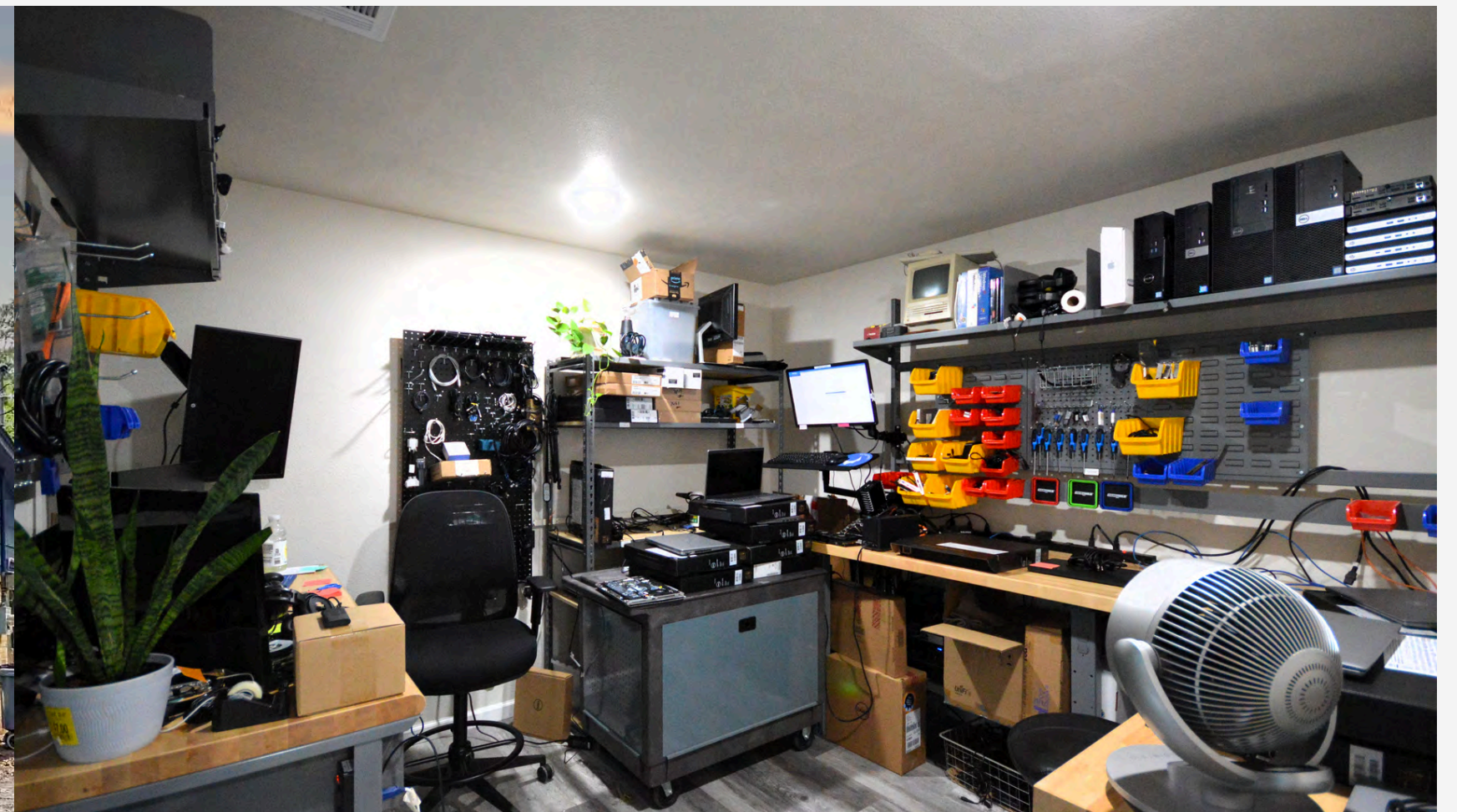
# LAYOUT/FLOORPLAN



## 2nd Level



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

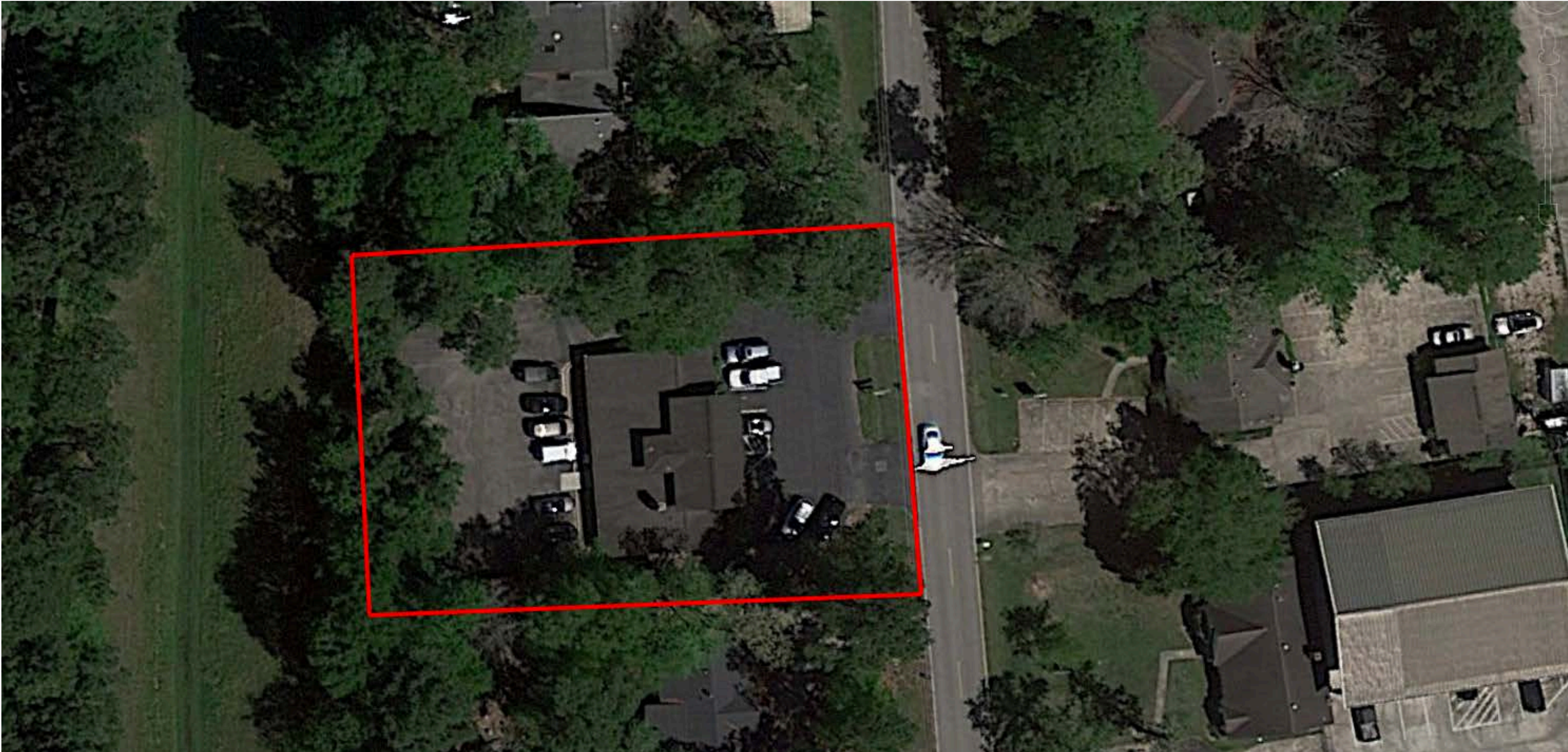


# PROPERTY DETAILS

**PROPERTY NAME:** Braintek  
**PROPERTY ADDRESS:** 26519 Oak Ridge Dr Spring TX 77380  
**COUNTY:** Montgomery County  
**APN:** 7640-01-14500  
**LOT SIZE:** .39 Acres  
**ZONING:** X  
**NUMBER OF STORIES/BUILDINGS:** Two (2) / One(1)  
**YEAR BUILT:** 2009  
**YEAR RENOVATED:** 2024  
**BUILDING SIZE:** 3,648 SF  
**OCCUPANCY:** Office  
**FIRE PROTECTION:** Compliant  
**OFFICES:** 7 Private 1 Semi-Private  
**BATHROOMS:** 2- One 5-stall, One single stall

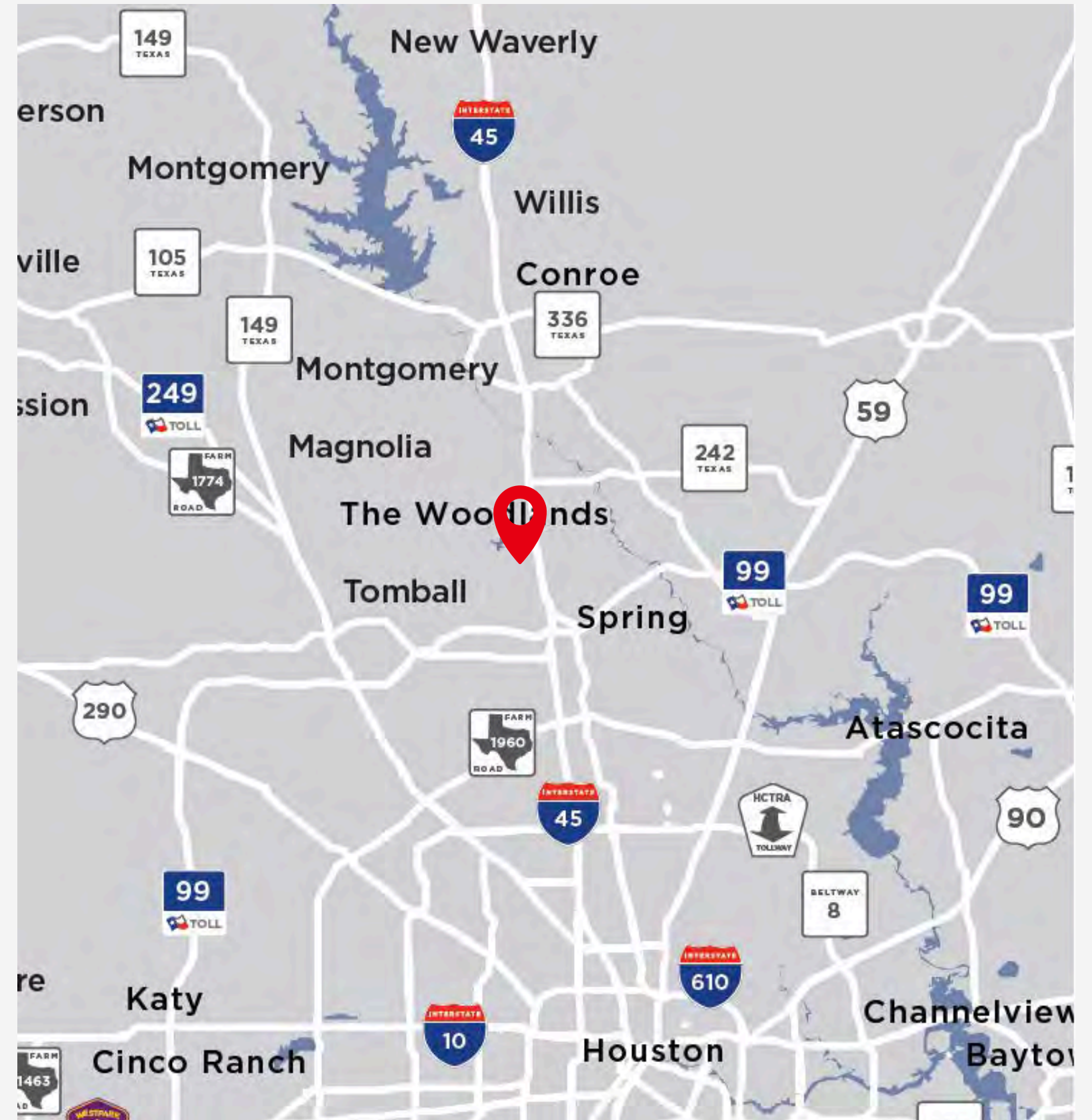
# INVESTMENT

Sale Price \$1,250,000



# LOCATION/DEMOGRAPHICS

Montgomery County, Texas, encompasses a diverse demographic landscape. The county has experienced steady population growth, reflecting its appeal to residents seeking a blend of suburban living and rural charm. Montgomery County is home to a mix of demographics, including families, young professionals, and retirees attracted to its quality of life, employment opportunities, and amenities. The county's population is characterized by its diversity, with residents hailing from various ethnic and cultural backgrounds. Additionally, Montgomery County boasts a strong educational infrastructure, with access to top-rated schools and institutions. Overall, Montgomery County offers a dynamic and vibrant community, making it an attractive destination for individuals and families alike.





# DEMOGRAPHICS

## HH Income

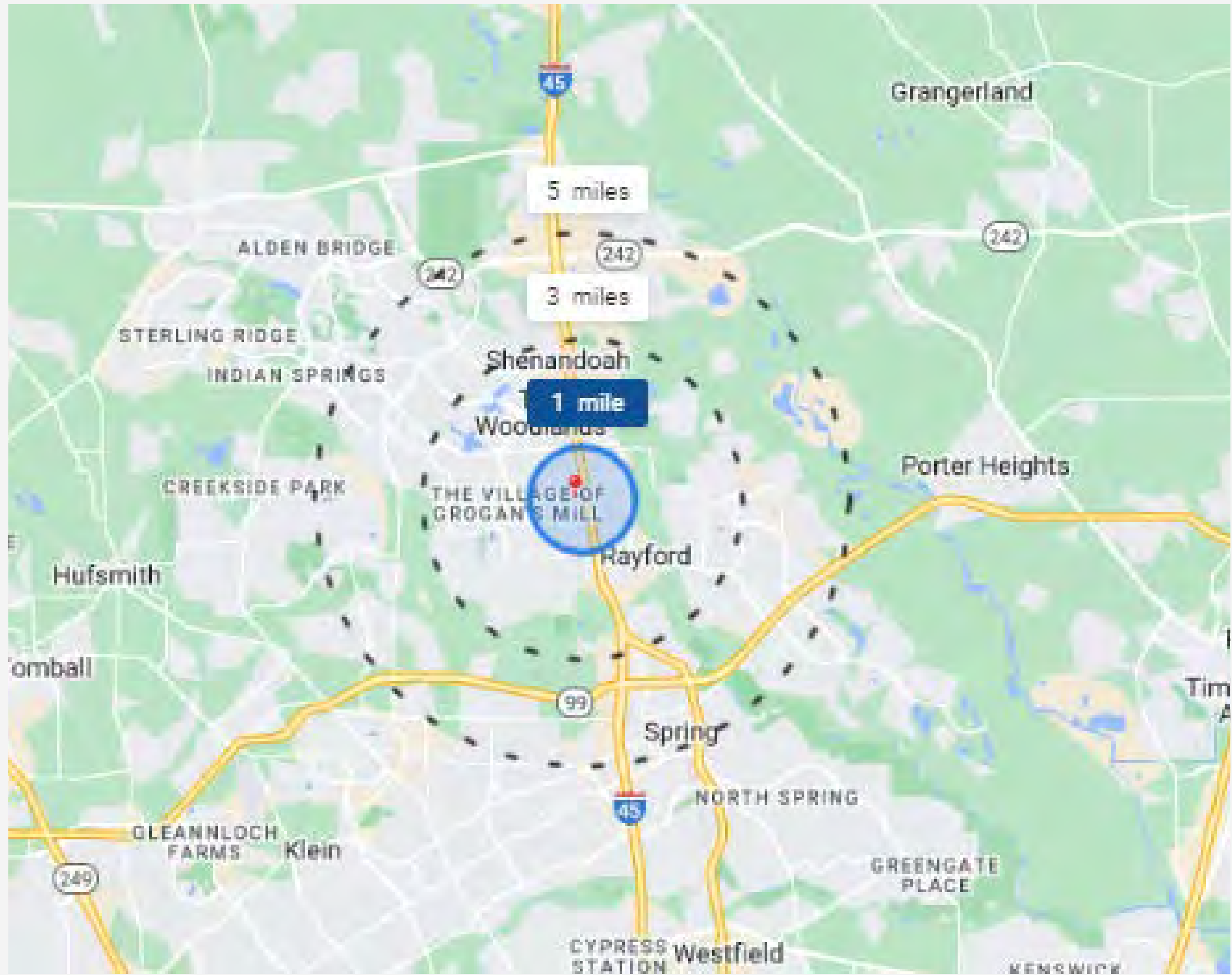
- ✓ 1 Mile - \$81K
- ✓ 3 Miles - \$98k
- ✓ 5 Miles - \$110k

## Population

- ✓ 1 Mile - 29,800
- ✓ 3 Miles - 105,000
- ✓ 5 Miles - 265,000

## Employees

- ✓ 1 Mile - 24,000
- ✓ 3 Miles - 83,000
- ✓ 5 Miles - 201,000





# Montgomery County, Texas

#8 FASTEST  
GROWING  
TEXAS COUNTY

620,443 CURRENT POPULATION  
200%+ GROWTH PAST 25 YEARS

United States  
**Census**  
Bureau



**HOUSEHOLD**

2.86  
AVERAGE SIZE



**POPULATION**

1 MILLION  
PROJECTED  
IN 25 YEARS



**INCOME**

\$117,318  
AVERAGE PER  
HOUSEHOLD



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