

FOR LEASE

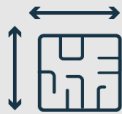
HIGHWAY FRONTAGE CLINIC SPACE

19740 I-45
SPRING, TX 77373

Oldham
Goodwin **OG**



GLA
5,200 SF



SITE SIZE
0.90 AC



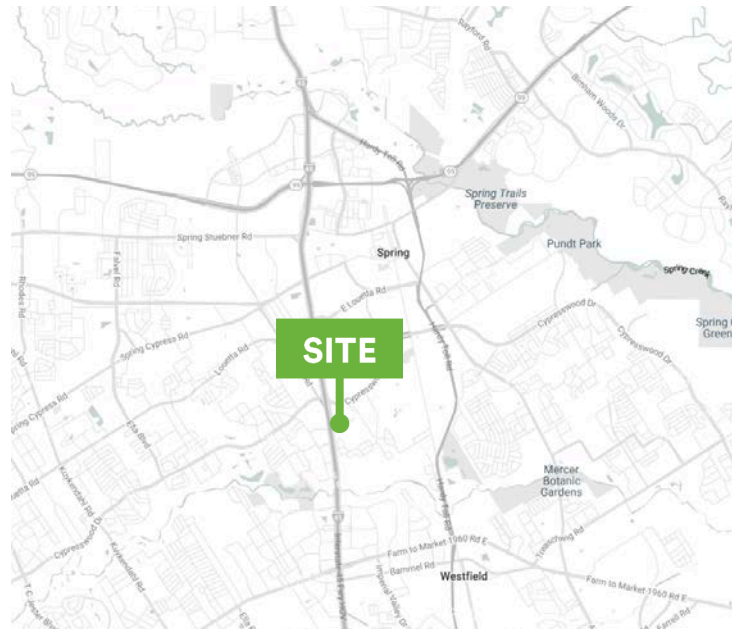
YEAR BUILT
1996



RENTAL RATE
\$22.00 NNN

PROPERTY HIGHLIGHTS

- Located in the thriving Spring submarket, minutes from The Woodlands, Grand Parkway (99), and Hardy Toll Road
- Situated within the vibrant Spring Park Village center anchored by national retailers and high foot traffic
- Visibility to extremely high traffic counts on I-45
- Second generation turn-key space
- FF&E Included
- Ample Parking
- Surrounded by major retailers including Starbucks, Top Golf, many restaurants as well as Spring High School



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DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2024 Total Population	9,392	98,822	242,540
2029 Total Population	9,629	100,738	252,150
2024 - 2029 Growth Rate	2.52%	1.94%	3.96%
2024 Households	3,237	35,341	83,772
2029 Households	3,318	36,023	87,051
2024 Median Home Value	\$226,581	\$212,853	\$219,972
2024 Average Household Income	\$109,298	\$88,030	\$94,074
2024 Total Consumer Spending	\$111,755,000	\$1,056,432,000	\$2,611,474,000
2029 Total Consumer Spending	\$124,203,916	\$1,165,716,353	\$2,955,825,430



159,867 VPD
I-45



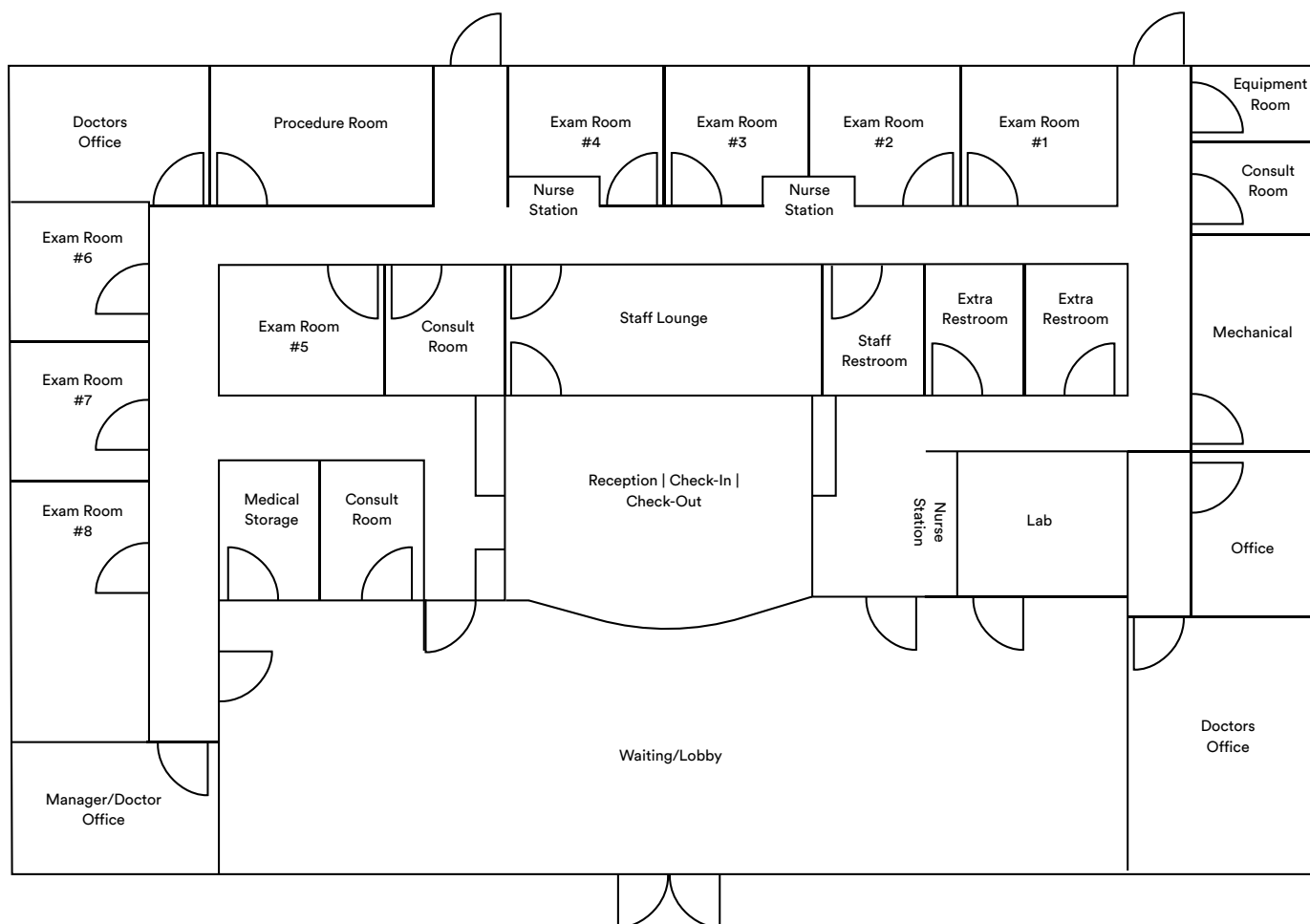
97,409
Employees

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FLOOR PLAN



SUITE

Full Building

AVAILABILITY

Available - October 1st 2025

RSF

5,200 SF



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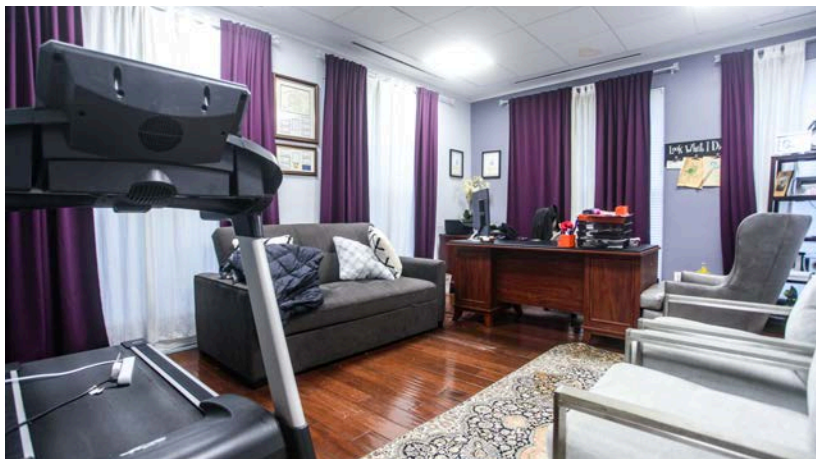
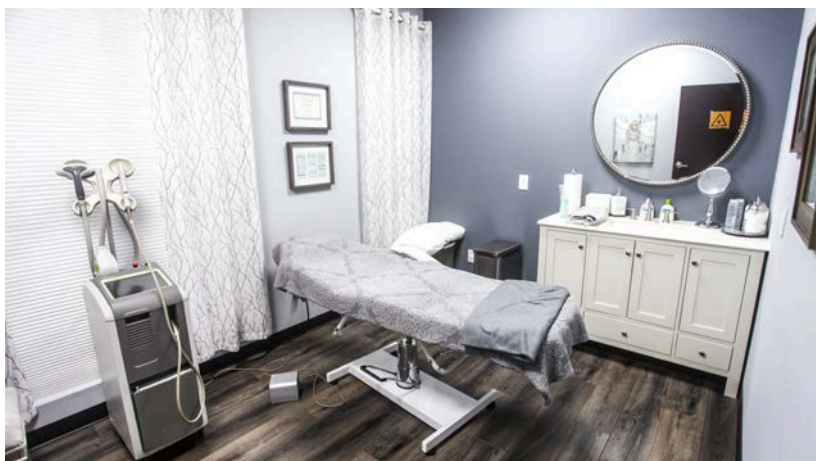
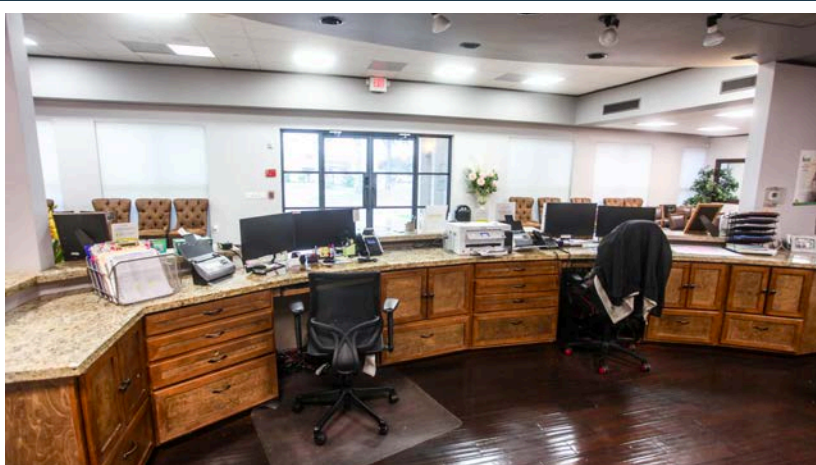
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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



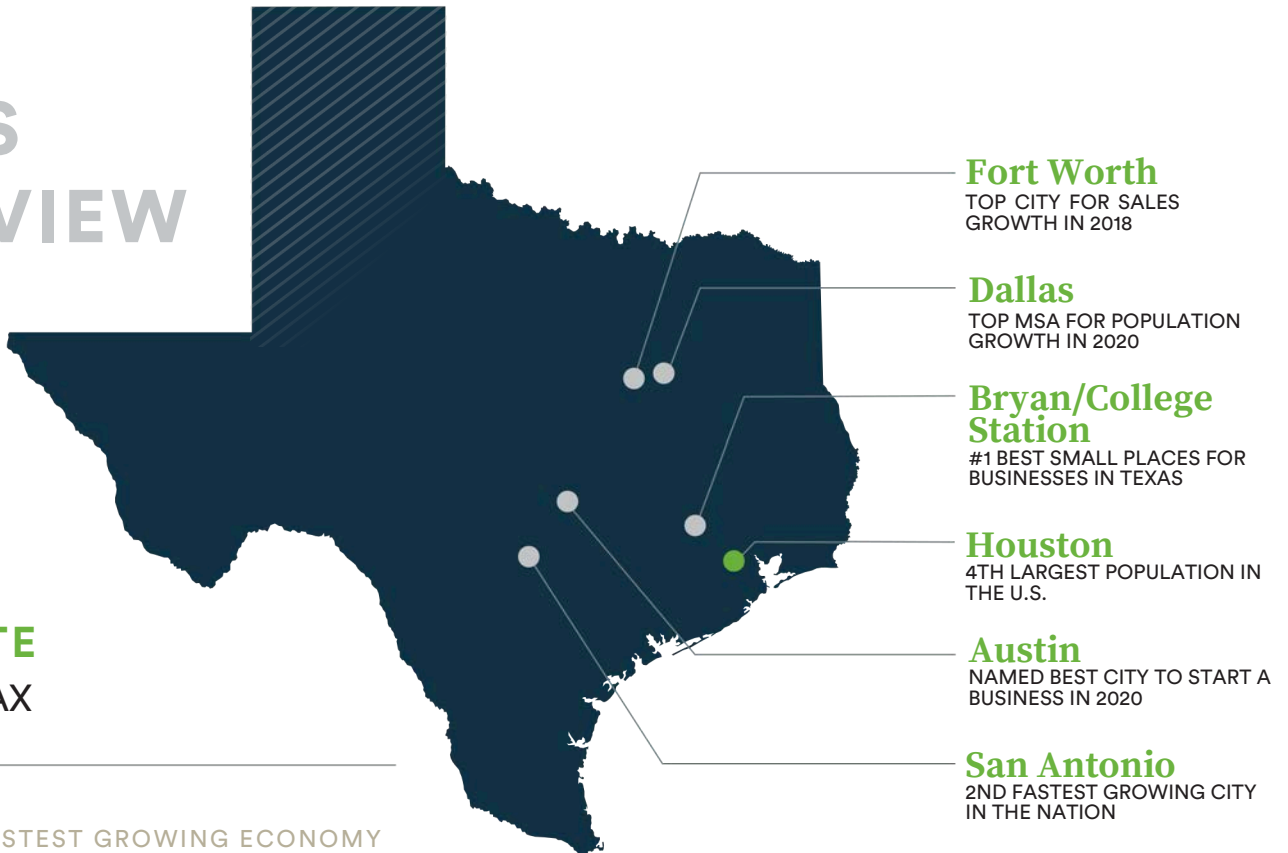
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



FOR LEASE

HIGHWAY FRONTAGE CLINIC SPACE

19740 I-45
SPRING, TX 77373

HOUSTON, TEXAS



POPULATION
7,510,253

22

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD

HOME TO 4,600 ENERGY-RELATED FIRMS

INCLUDING MAJOR PLAYERS LIKE EXXONMOBIL,
CHEVRON, AND SHELL



63 MILLION AIRLINE PASSENGERS

GEORGE BUSH INTERCONTINENTAL AIRPORT:

OVER 185 DESTINATIONS W/ NONSTOP FLIGHTS

HOBBY AIRPORT: 112 DOMESTIC DESTINATIONS



PORT OF HOUSTON

LARGEST PORT IN THE U.S.

GENERATES \$10.6 BILLION IN STATE & LOCAL REVENUE
AND \$906 BILLION NATIONWIDE

4TH

LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX
IN THE WORLD



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A **BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A **LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

Email

Email

Email

(979) 268-2000
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     OLDHAMGOODWN.COM

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