

partners

MEDICAL
INVESTMENT GROUP

FOR SALE
MEDICAL OFFICE · RETAIL (SHELL)

OFFERING MEMORANDUM

Interstate 45 Medical & Retail Portfolio

26222 & 26214 Interstate 45 · Spring, Texas 77386

• 500+ FT of I-45 Frontage • 235,000+ VPD • 34,495 SF on 3.02 Acres • Built 2017 & 2018

DELIVERED VACANT — AVAILABLE TOGETHER OR SEPARATELY

Two high-visibility medtail assets on Interstate 45, delivered vacant for value-add or owner-users.

The Medical Investment Group of Partners Real Estate is pleased to offer the Interstate 45 Medical & Retail Portfolio — two high-visibility assets totaling 34,495 SF on 3.02 acres with over 500 feet of frontage along Interstate 45, exposed to 235,000+ vehicles per day. The portfolio pairs a 14,495 SF freestanding ER and urgent care facility with a substantial medical buildout alongside a 20,000 SF shell retail building offering flexible layout potential. Built in 2018 and 2017 and currently vacant, the assets present an immediate value-add or owner-user opportunity in a high-growth Texas market with no state income or investment tax.

\$7,600,000

Portfolio Price

34,495 SF

Combined Building Size

\$220.32

Blended Price / SF



Ryan McCullough SIOR

Partner · Primary Contact

512 580 6224

ryan.mccullough@partnersrealestate.com



Marc Peeler

Partner

713 275 9606

marc.peeler@partnersrealestate.com

Two assets, available together or separately.



MEDICAL OFFICE

26222 Interstate 45

Freestanding ER & urgent care · substantial medical buildout

\$3,800,000

SALE PRICE

14,495 SF

BUILDING SIZE

\$262.16

PRICE / SF

RETAIL (SHELL)

26214 Interstate 45

Shell building · flexible layout for retail, medical, or professional use

\$3,800,000

SALE PRICE

20,000 SF

BUILDING SIZE

\$190.00

PRICE / SF

\$7,600,000

COMBINED SALE PRICE

34,495 SF

COMBINED BUILDING SIZE

\$220.32

BLENDED PRICE / SF

3.02 AC

LOT SIZE · DIVISIBLE IF SOLD SEPARATELY

A rare frontage, healthcare, and value-add story.

01 High-Exposure Properties

Over 500 feet of linear frontage along Interstate 45, with visibility to 235,000+ vehicles per day. Positioned on 3 acres, the site delivers rare exposure in a high-traffic Spring, TX corridor.

03 Unparalleled Market Growth

Spring's medtail market is experiencing strong demand, blending medical offices, urgent care, specialty clinics, and complementary retail near major highways and growing residential communities.

05 Flexible Retail Shell Space

The 20,000 SF shell building accommodates a variety of commercial uses with flexible design potential for retail, medical, or professional services.

02 Existing Medical Buildout

One building is fully built out for medical use, previously operating as a freestanding ER and urgent care — ideal for immediate medical occupancy or redevelopment.

04 Favorable State Tax Laws

Texas is one of only seven states that does not impose a state income or investment tax — a durable advantage for owners and operators.

235K+

VEHICLES PER DAY

500+ FT

I-45 FRONTAGE

PROPERTY AT A GLANCE

The portfolio at a glance.

ADDRESS	26222 & 26214 Interstate 45
CITY, STATE, ZIP	Spring, TX 77386
LAND AREA	3.028 Acres
BUILDING SIZES	14,495 SF & 20,000 SF
COMBINED SF	34,495 SF
YEAR BUILT	2018 & 2017
PARCEL NUMBER	549209
ZONING / COUNTY	Medical Office · Montgomery
DELIVERY	Vacant
OFFERED AT	\$7,600,000



A turnkey, fully built-out medical facility.



RECEPTION LOBBY



NURSES STATION



TRAUMA ROOM



CT IMAGING SUITE



PROCEDURE ROOM



X-RAY ROOM



EXAM ROOM



EXAM ROOM

LOCATION

Prime Interstate 45 frontage in Spring, Texas.

The portfolio anchors a high-growth stretch of the Spring / North Houston corridor, with direct I-45 exposure, dense surrounding residential, and immediate access to the Grand Parkway (SH 99).

235K+

Vehicles per day on I-45

500+ FT

Linear I-45 frontage

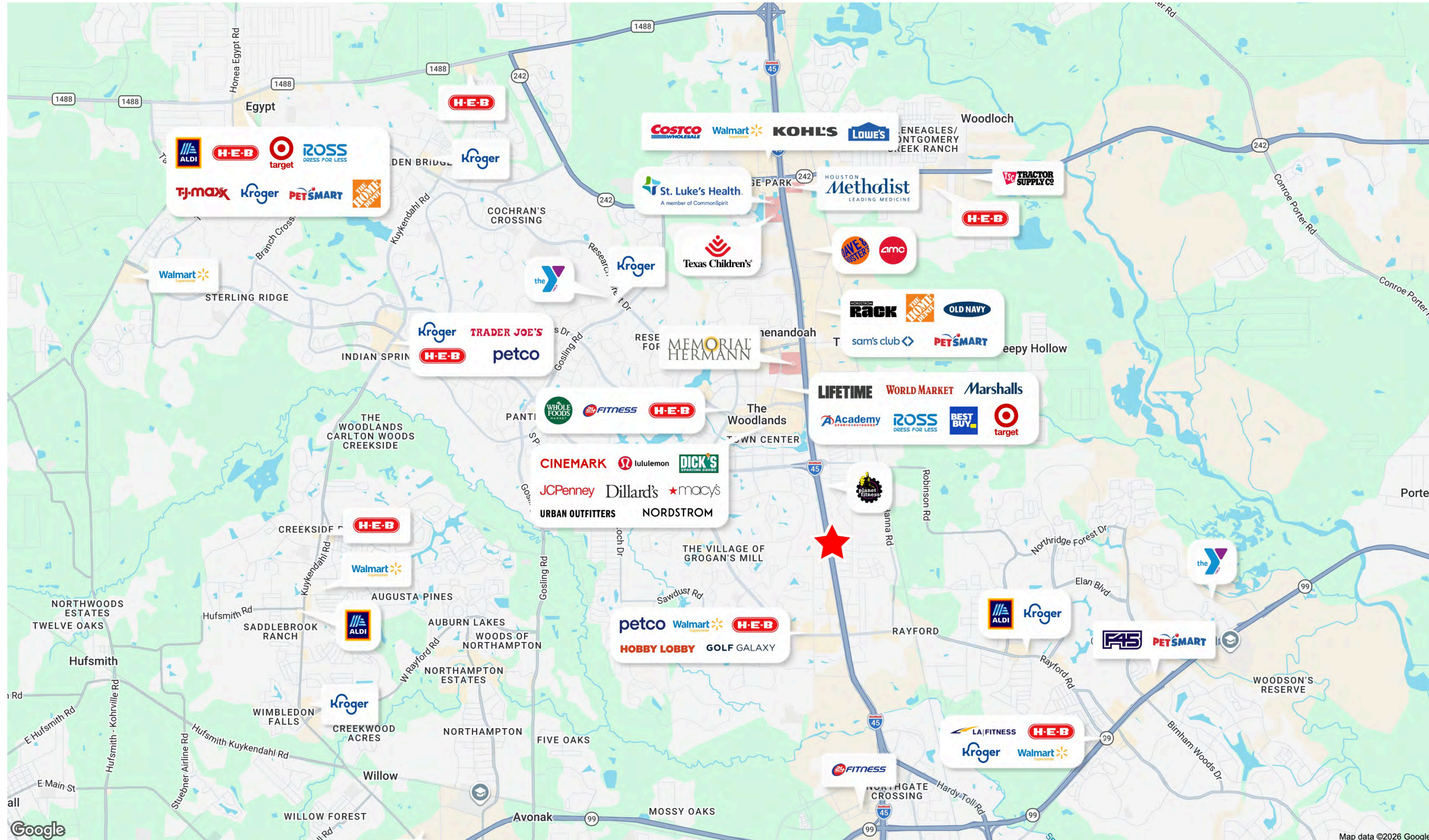
3.02 AC

Total site area

HEALTHCARE & AMENITIES

partners

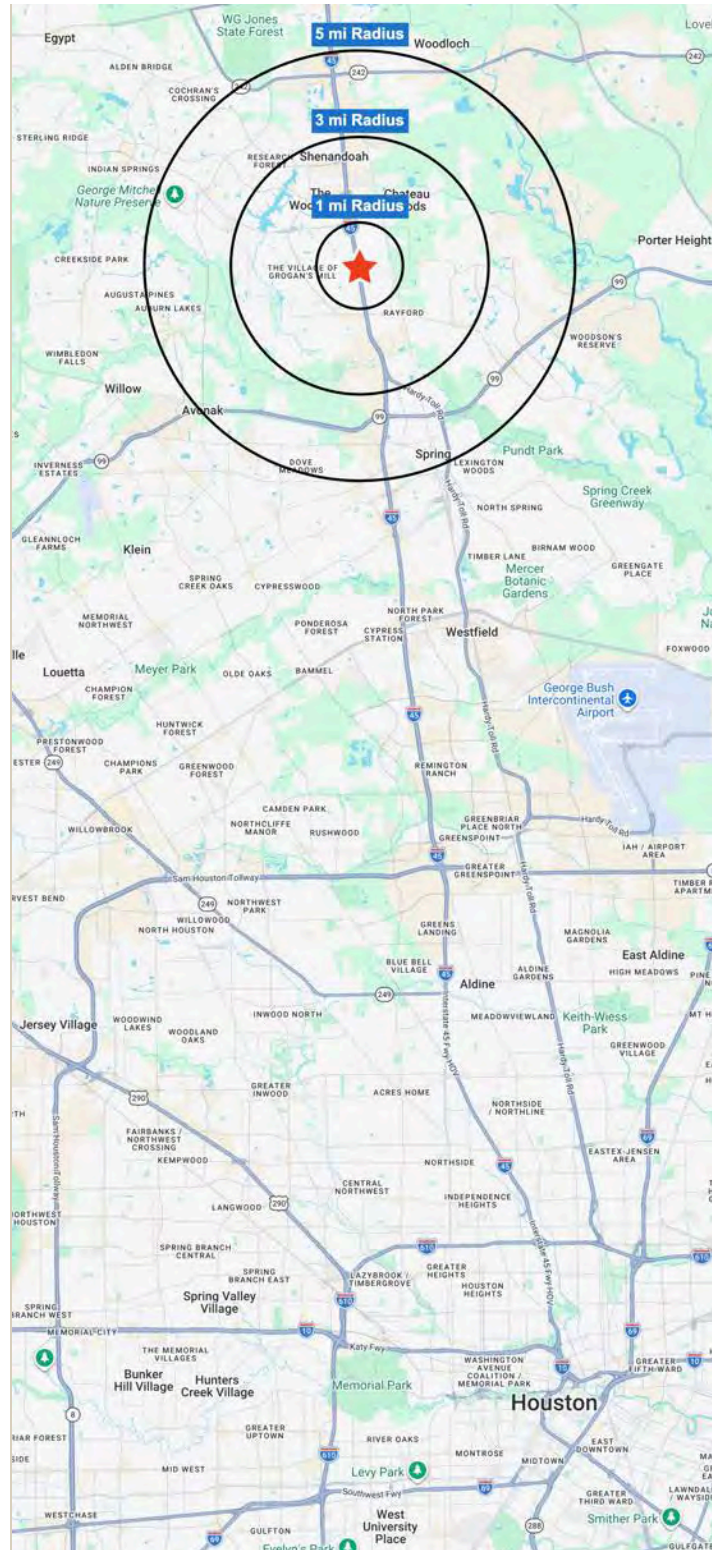
Surrounded by national retail and major health systems.



Two buildings on one site — divisible if sold separately.



A dense, fast-growing North Houston trade area.



	1 MILE	3 MILES	5 MILES
2024 Population	11,214	68,936	180,631
2029 Projection	13,649	83,828	213,209
2024 Households	4,376	27,741	67,231
Avg. HH Income	\$90,452	\$111,518	\$125,960
Median HH Income	\$64,035	\$84,198	\$99,055
Median Age	36.3	38.0	37.5

Source: CoStar.

7,107
Daytime employees within 1 mile

96,306
Daytime employees within 5 miles

+21.7%
Population growth 2024–2029 (1 mi)

12,107
Businesses within 5 miles

Direct frontage on one of Texas' busiest corridors.



For more information, contact the team.

partnersrealestate.com



Ryan McCullough SIOR

Partner · Primary Contact

512 580 6224

ryan.mccullough@partnersrealestate.com



Marc Peeler

Partner

713 275 9606

marc.peeler@partnersrealestate.com

Confidential offering memorandum.

This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident, or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified, or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.