

25412 I-45 N

SPRING, TX 77386





LISTED BY

LUCAS ZEMLICKA

Vice President

☎ (817) 869-0933

✉ lucas@phnlg.com

Contents

25412 I-45 N

Investment Overview	03
---------------------	----

Property Overview	05
-------------------	----

Location Overview	12
-------------------	----

INVESTMENT OVERVIEW

📍 25412 I-45 N | SPRING, TX

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present the former Heartland Dental property located at 25412 I-45 N, Spring, Texas. Delivered vacant, this 2,760 SF single tenant medical/dental facility offers investors and owner-users the opportunity to acquire a purpose-built property directly at the I-45/Rayford Road/Sawdust Road interchange, one of the highest-trafficked intersections in the North Houston corridor.

With no existing lease or tenant obligations to assume, a buyer has full flexibility to reposition the space for a dental, medical, or other service-based use. The existing build-out retains dental-specific clinical infrastructure already in place, reducing the capital investment typically required to bring a comparable facility to market.

The surrounding Woodlands submarket is affluent, highly educated, and rapidly growing, with healthcare its single largest employment sector at roughly 32% of major-employer jobs and healthcare and education together making up just over half of the major-employer workforce. Corporate anchors including Huntsman Corporation's global headquarters and ExxonMobil's 10,000-employee campus in nearby Spring underpin a deep, high-earning consumer base. Combined with income-tax-free Texas, these fundamentals give a buyer an attractive going-in basis with meaningful repositioning upside.

Deal Snapshot

\$775,000

Purchase Price

\$280.80

Price Per SF

100%

Delivered Vacant

2,760 SF

Building Size

Address 25412 I-45 N Spring, TX 77386

Facility Use Former Dental Office

Facility Type Single Tenant

Lot Area 0.13 Acres

Year Built | Renovated 1982 | 2013

INVESTMENT HIGHLIGHTS

📍 25412 I-45 N | SPRING, TX



DEEP HEALTHCARE DEMAND BASE

Healthcare is the largest employment sector in The Woodlands submarket at roughly 32% of major-employer jobs, a concentration that continues to draw specialty medical and dental users seeking space near an established patient base.



ESTABLISHED, GROWING TRADE AREA

The surrounding 3-mile area is home to approximately 72,888 residents, with population growth of 15.3% projected from 2025 to 2030, providing a deep and expanding customer base.



PURPOSE-BUILT MEDICAL/DENTAL FACILITY

The existing build-out retains dental-specific clinical infrastructure, reducing capital requirements for a replacement healthcare or medical-use operator.



BROAD BUYER APPEAL

Delivered vacant, the property suits both owner-users seeking to occupy immediately and investors positioned to re-tenant, widening the pool of potential buyers.



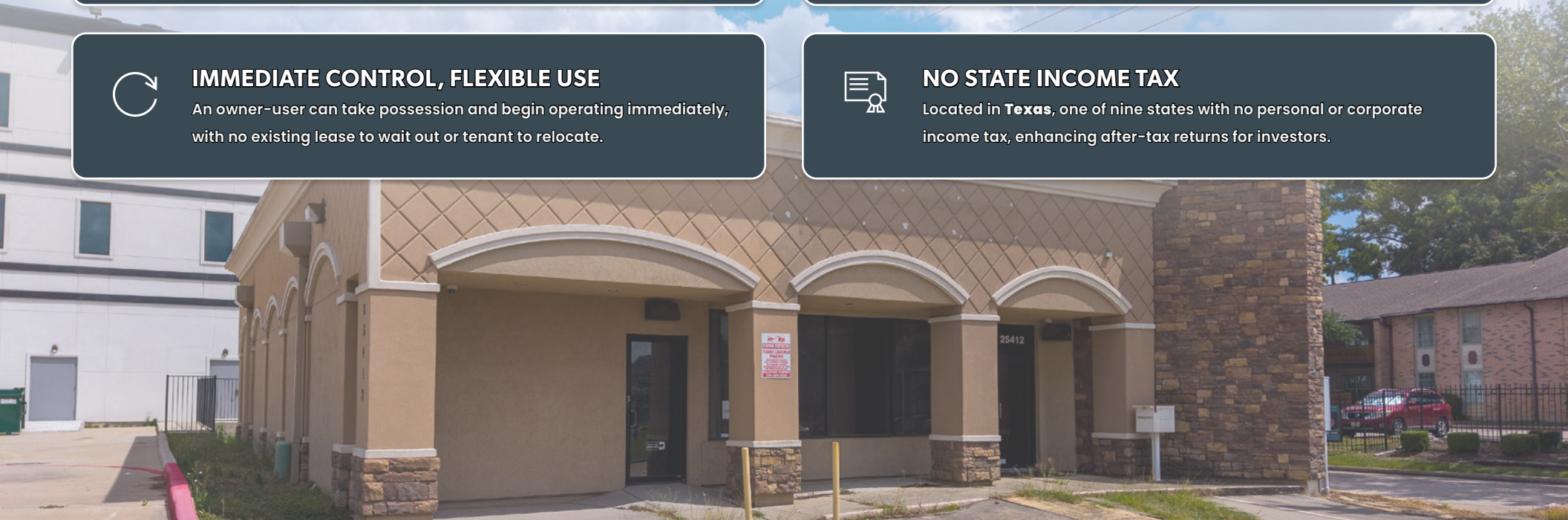
IMMEDIATE CONTROL, FLEXIBLE USE

An owner-user can take possession and begin operating immediately, with no existing lease to wait out or tenant to relocate.



NO STATE INCOME TAX

Located in **Texas**, one of nine states with no personal or corporate income tax, enhancing after-tax returns for investors.



SOUTH EAST VIEW

📍 25412 I-45 N | SPRING, TX



NORTH EAST VIEW

📍 25412 I-45 N | SPRING, TX

PERANICH
NET LEASE GROUP

HUFFMAN



WOODPARK
SHOPPING CENTER

PARISINA

Sun & Ski
Sports

MATTRESS
FIRM

ihop

ExtraSpace
Storage

SPEEDY STOP

45

±213,930 VPD

N FWY SERVICE RD

45

N FWY SERVICE RD

NORTH
HOUSTON
FAMILY MEDICINE

WOODLANDS
OAKS HOSPITAL
HEALTHCARE YOU CAN TRUST

RAYFORD FOREST LN

25412 I-45 N

Spring, TX 77386

SITE PLAN

📍 25412 I-45 N | SPRING, TX



GALLERY

📍 25412 I-45 N | SPRING, TX



GALLERY

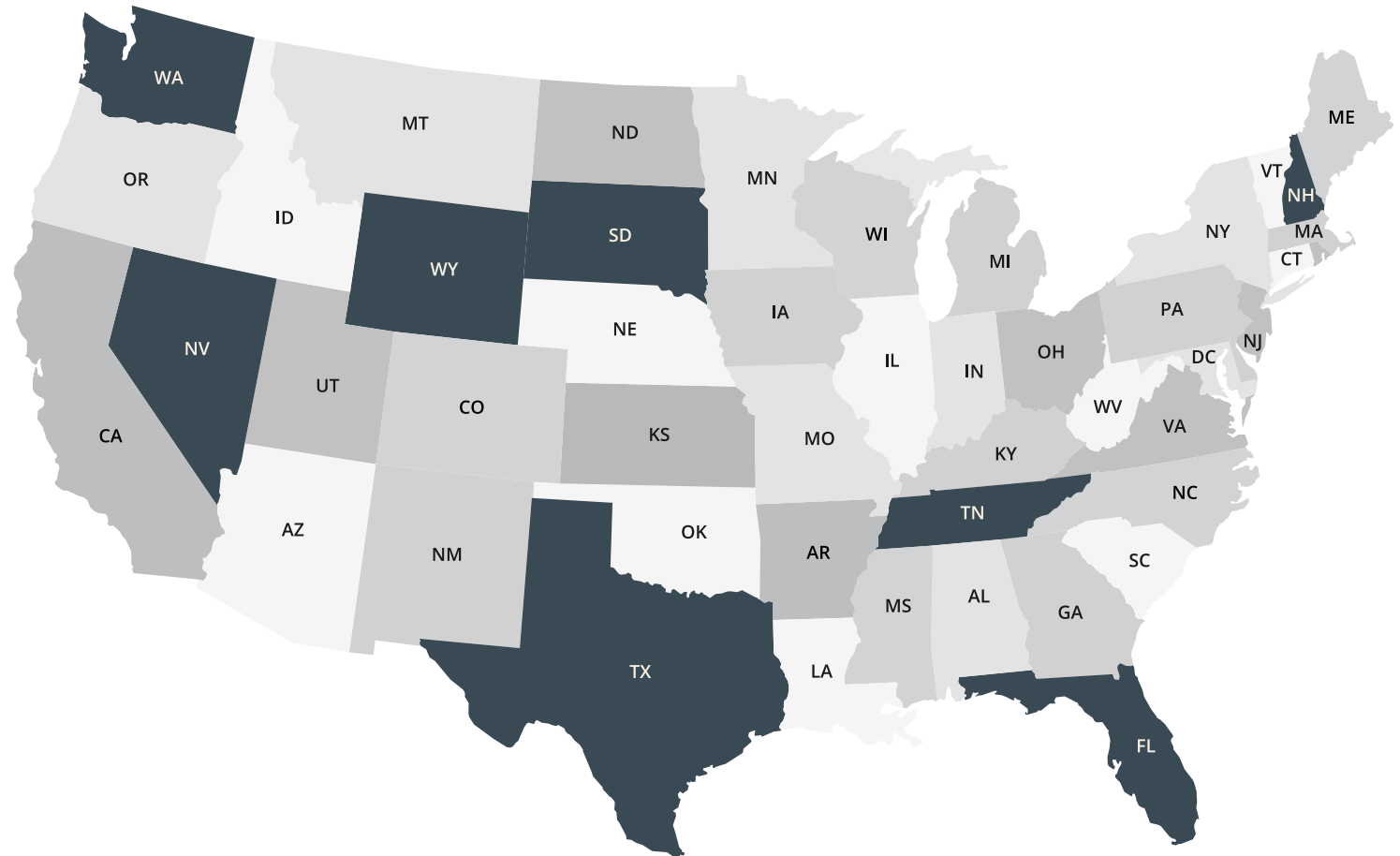
📍 25412 I-45 N | SPRING, TX



NON-INCOME TAX STATE

📍 25412 I-45 N | SPRING, TX

- Alaska
- Florida
- Nevada
- New Hampshire
- South Dakota
- Tennessee
- **Texas**
- Washington
- Wyoming



The **nine states listed above do not levy state income tax**. In these jurisdictions, state governments generate revenue through other means, primarily sales taxes, property taxes, and various fees. This tax structure can be particularly attractive for high-income earners and retirees looking to maximize their take-home pay and retirement savings. However, these states often compensate for the lack of income tax revenue by implementing higher rates in other tax categories. For example, Tennessee and Washington maintain some of the highest sales tax rates in the nation, while Texas relies heavily on property taxes (tenant's responsibility). Despite these trade-offs, the absence of state income tax remains a significant draw for businesses and individuals, often contributing to population growth and economic development in these regions.

IMMEDIATE MAP

📍 25412 I-45 N | SPRING, TX



LOCATION OVERVIEW

📍 25412 I-45 N | SPRING, TX

+ I-45 North | Spring, Texas

Directly at the I-45/Rayford Road/Sawdust Road interchange, within The Woodlands submarket, the property occupies one of the highest-trafficked intersections along the North Freeway corridor. I-45 alone carries approximately 213,930 vehicles per day at this location, with Rayford Road and Sawdust Road contributing another 35,368 and 49,889 vehicles per day, respectively.

The interchange's direct connections to the Hardy Toll Road and the Grand Parkway (SH 99) give the site immediate regional access across the greater Houston metro, while its proximity to George Bush Intercontinental Airport, roughly 24 minutes away, further reinforces its connectivity. The property also sits within The Woodlands' broader employment, retail, and healthcare submarket, placing it at the intersection of strong daily traffic and a deep, established trade area.

LOCATION HIGHLIGHTS

Established Medical-Use Building

Built in 1982 and improved for clinical dental use, offering a proven single-tenant layout for a replacement healthcare or professional user.

Regional Connectivity

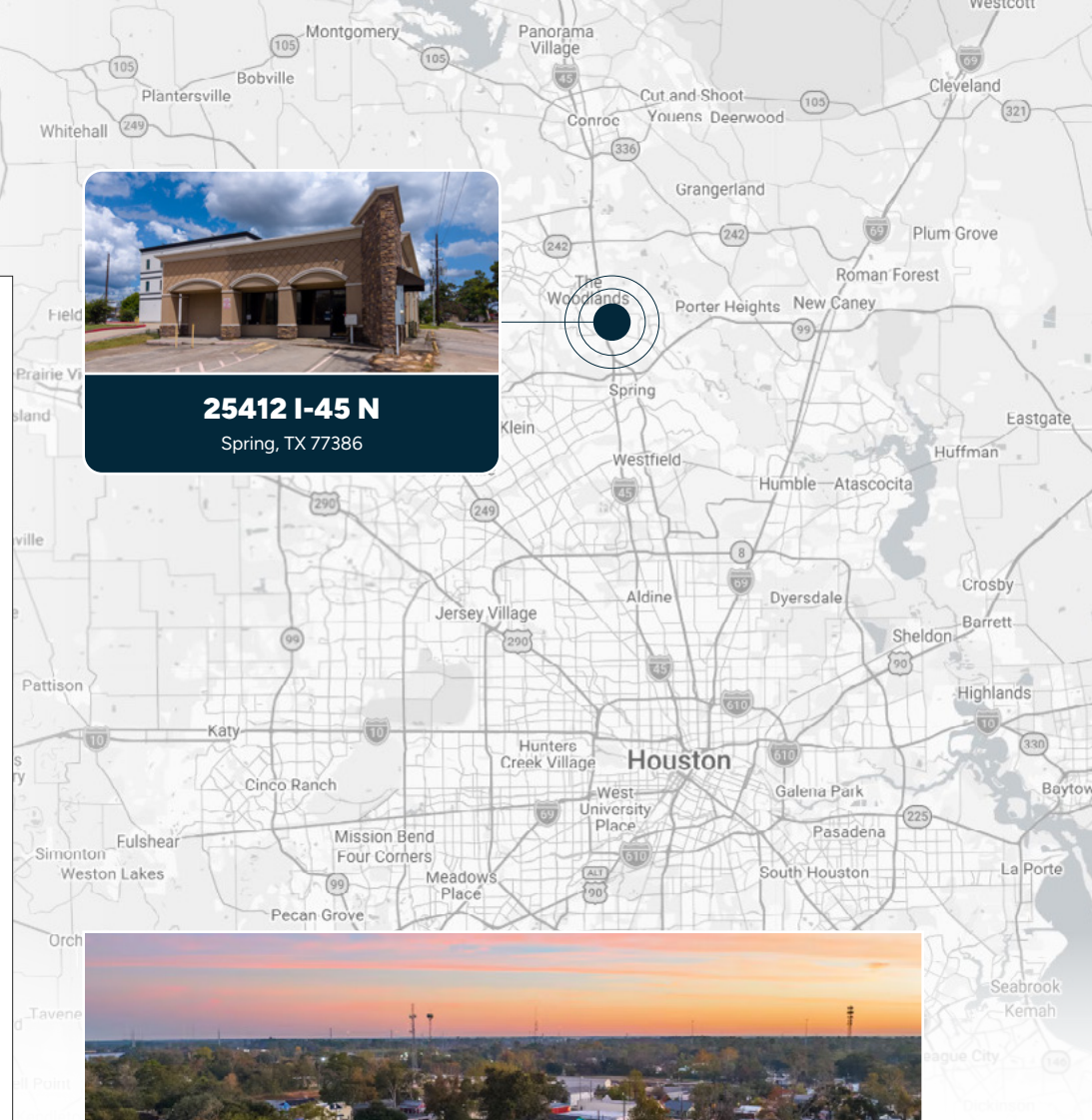
Immediate access to the Hardy Toll Road and Grand Parkway (SH 99) supports reach across the greater Houston metro.

Employment & Healthcare Base

Positioned within The Woodlands submarket, where healthcare leads employment and major corporate campuses anchor the trade area.

I-45 Frontage & Traffic Counts

Sits directly at the I-45/Rayford Road/Sawdust Road interchange, with approximately 213,930 vehicles passing daily.



AREA OVERVIEW

📍 25412 I-45 N | SPRING, TX

+ Spring, TX

An unincorporated community within the Houston-Pasadena-The Woodlands metropolitan statistical area, Spring sits along the I-45 North corridor roughly 25 miles north of downtown Houston, spanning parts of Harris and Montgomery Counties. Its economy is anchored by the ExxonMobil Houston campus along I-45 at Springwoods Village Parkway, employing more than 10,000 people, alongside a growing healthcare sector led by HCA Houston Healthcare, Memorial Hermann, and Kelsey-Seybold Clinic.

Convenient transportation via I-45, the Hardy Toll Road, and the Grand Parkway (SH 99) connects Spring directly to downtown Houston and the broader metro, supporting a community that blends established residential neighborhoods with rapidly developing mixed-use corridors, all served by the Conroe Independent School District.

CITY HEALTH FUNDAMENTALS

- **Leading Industries:** Energy, healthcare, and retail trade anchor employment, led by ExxonMobil's Houston campus and a growing base of hospital systems.
- **Major Employers:** ExxonMobil Houston campus (10,000+ employees), HCA Houston Healthcare, Memorial Hermann, and Kelsey-Seybold Clinic.
- **Emerging Retail:** The broader Spring/Woodlands submarket continues to see new retail and mixed-use development along its major corridors, supporting sustained consumer demand near the I-45/Rayford Road/Sawdust Road interchange.
- **Major Highways:** I-45, the Hardy Toll Road, and the Grand Parkway (SH 99) provide direct regional access, with an active TxDOT widening project underway on the Grand Parkway.



HCA HOUSTON HEALTHCARE



EXXON MOBIL HOUSTON CAMPUS



CONROE INDEPENDENT SCHOOL DISTRICT



CONVENIENT ACCESS TO MAJOR HIGHWAYS

DEMOGRAPHICS

📍 25412 I-45 N | SPRING, TX

Distance From Subject Property	1 Mile	3 Miles	5 Miles
--------------------------------	--------	---------	---------

Population

Population	13,364	72,888	197,524
------------	--------	--------	---------

Employed	14,310	51,789	94,415
----------	--------	--------	--------

Housing

Homeowners	1,689	18,145	53,570
------------	-------	--------	--------

Renters	4,398	14,729	29,673
---------	-------	--------	--------

Income

Average Household Income	\$82,734	\$116,507	\$129,071
--------------------------	----------	-----------	-----------

Median Household Income	\$63,799	\$91,657	\$102,121
-------------------------	----------	----------	-----------

Source: CoStar (2025)

25412 I-45 N

Spring, TX 77386

1 mile

3 miles

5 miles

CONFIDENTIAL MEMORANDUM & DISCLAIMER

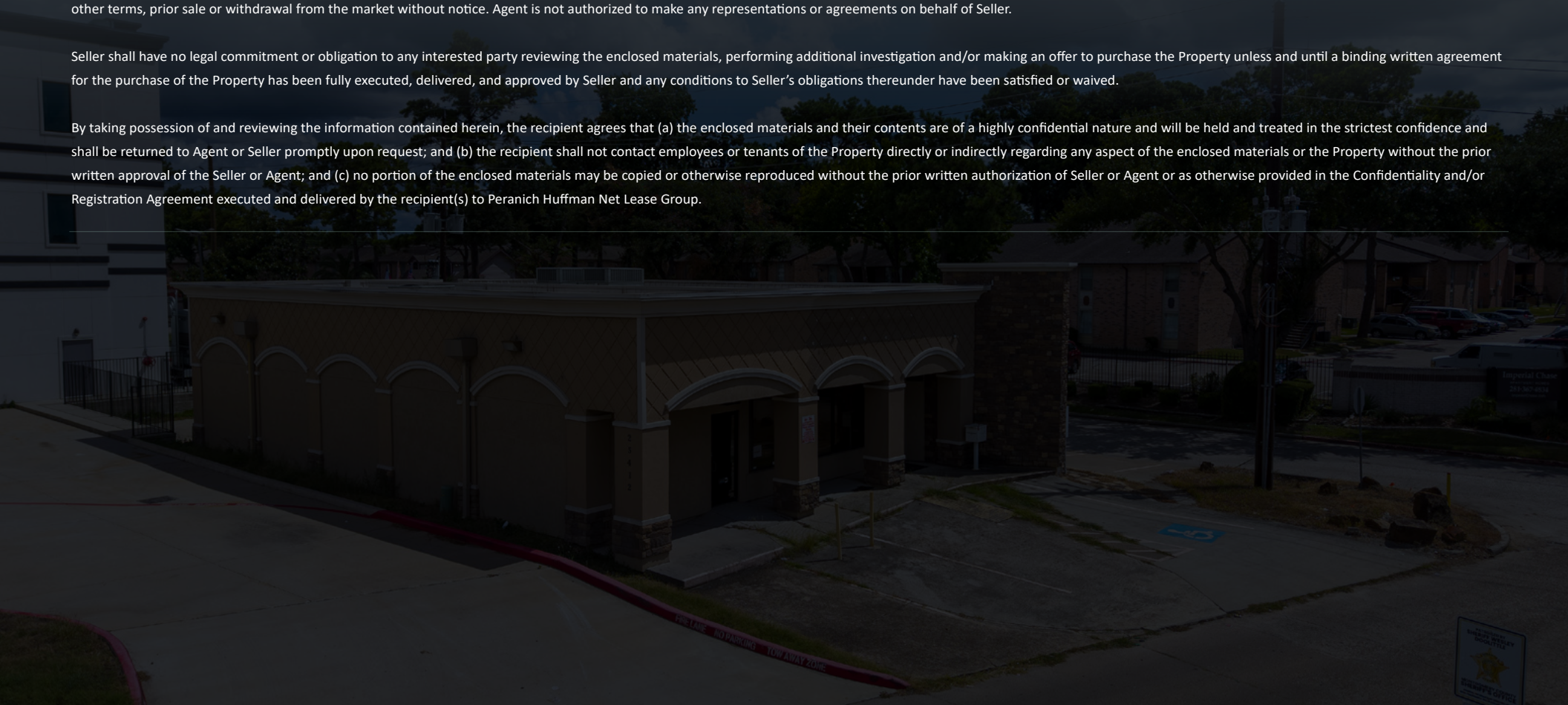
Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the 25412 I-45 N (the “Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.





25412 I-45 N

Spring, TX 77386

Offers should be submitted electronically to:

LUCAS ZEMPLICKA

at lucas@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics, and Hospices.

Lucas Zemlicka | Vice President | Direct: (817) 869-0933 | Email: lucas@phnlg.com