

ADAM OLSEN

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

PRIME INDUSTRIAL OPPORTUNITY WITH 13,000 SF ON SH 75

7031 TEXAS 75 HUNTSVILLE, TX 77340



OFFERING SUMMARY

LEASE RATE

\$0.85 - 1 SF/MONTH (NNN)

PROPERTY TYPE

INDUSTRIAL

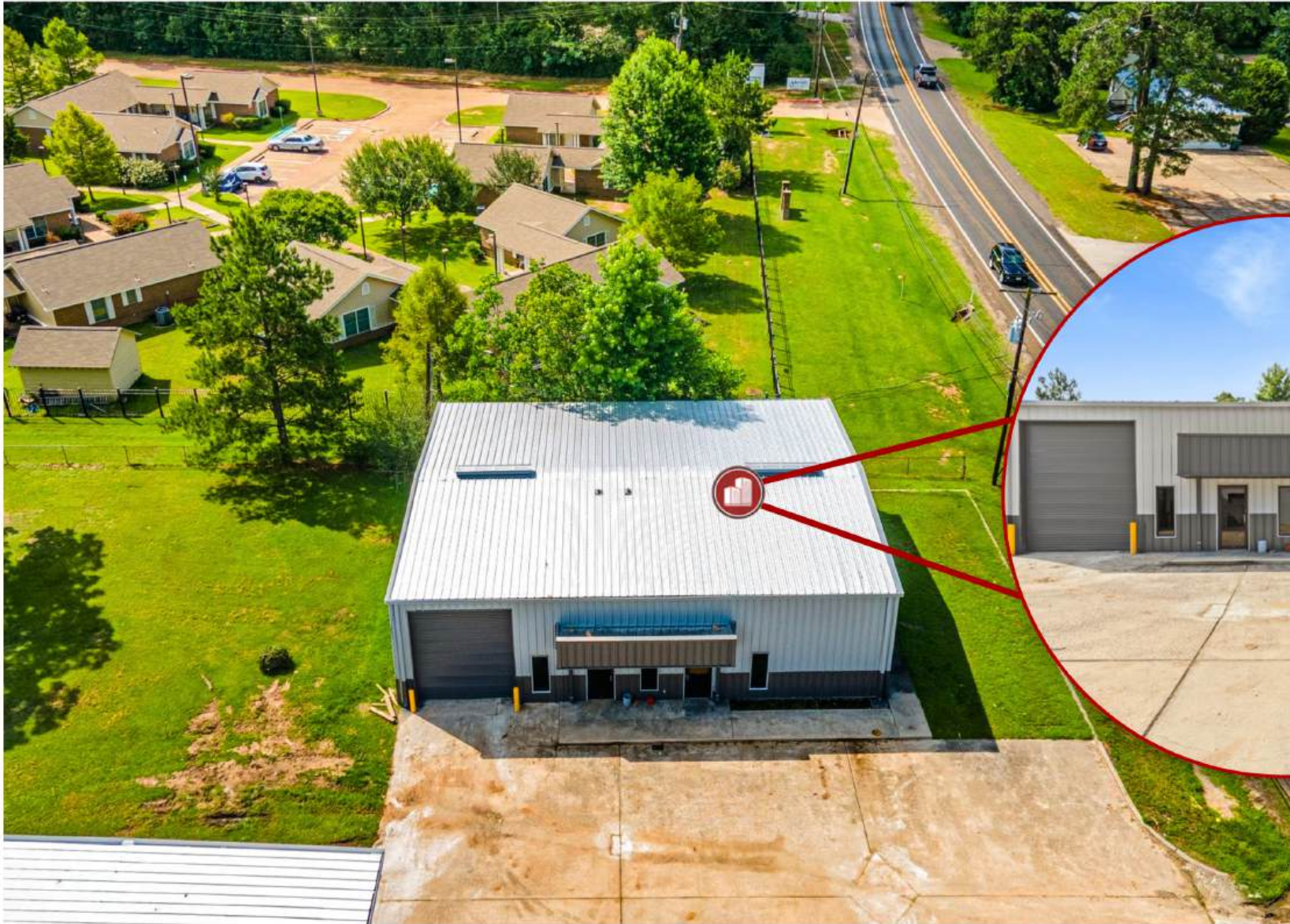
BUILDING SIZE

3,000 - 13,000 SF

PROPERTY HIGHLIGHTS

- 3,000 sqft building with the the option of up to 13,000 sqft
- Completely renovated with new roof and updated electric systems
- 480V three-phase power and 120/240V single-phase power
- Highway frontage with strong visibility along SH 75
- Suitable for warehouse, distribution, manufacturing, contractor operations, storage, office/showroom, or mixed-use
- Located minutes from downtown Huntsville and near major employers and Sam Houston State University
- Positioned within a growing industrial and commercial corridor of Huntsville.
- 3 offices, 2 roll up doors

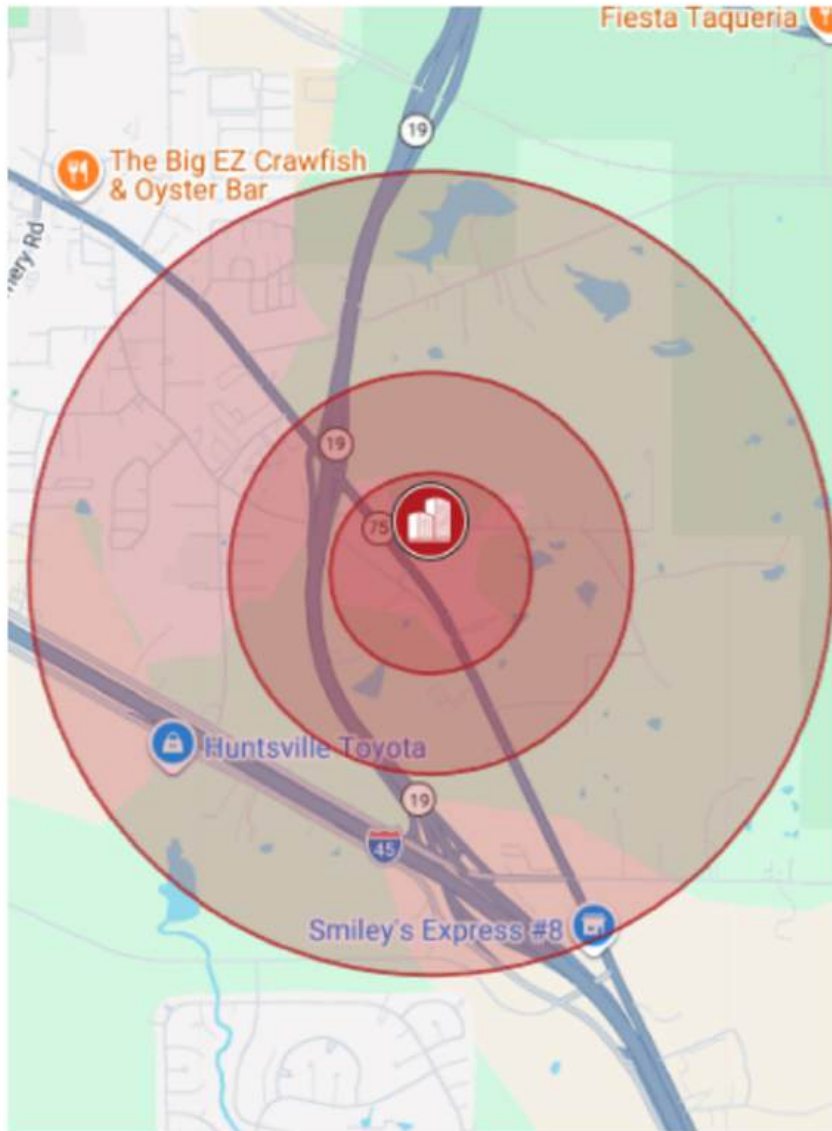
Aerial Map



Property Photos



Demographics



Located just minutes from downtown Huntsville, this property offers direct frontage on SH 75 with convenient access to I-45. Situated near major employers and Sam Houston State University, it benefits from excellent visibility and accessibility within one of Huntsville's growing business corridors. The strategic location provides connectivity to regional markets while placing businesses close to the area's expanding industrial, retail, and professional services sectors.

	0.25 Miles	0.5 Miles	1 Mile
Total population	142	631	3,178
Persons per household	3.8	3.7	2.8
Total household	37	171	1,131
Average household income	\$90,065	\$85,624	\$59,078
Average age	34.4	33.5	33.5
Male Population	76	333	1,775
Female Population	66	299	1,406

Demographics data derived from AlphaMap

Market Overview

The Huntsville industrial market continues to experience steady growth, driven by its strategic location along the Interstate 45 corridor connecting Houston and Dallas. As businesses seek cost-effective alternatives to larger metropolitan areas, Huntsville has become an attractive destination for manufacturing, logistics, distribution, and service-based operations. The area's expanding commercial activity and business-friendly environment continue to support demand for flexible industrial properties.

Positioned just minutes from downtown Huntsville with direct frontage on State Highway 75 and convenient access to I-45, this property offers excellent regional connectivity. Nearby major employers, Sam Houston State University, and a growing population contribute to a strong workforce and consistent economic activity. Its location provides efficient access to Houston, Conroe, The Woodlands, and other key markets throughout Southeast Texas.

With approximately 13,000 square feet across two separate buildings, this property is well-suited for a wide range of owner-users, investors, and expanding businesses. The combination of highway visibility, versatile improvements, ample power capacity, and flexible operational potential makes it an exceptional opportunity in one of Huntsville's growing industrial corridors. As industrial demand continues to strengthen across the region, properties offering this level of accessibility and functionality remain well-positioned for long-term value.



ADAM OLSEN

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

PRIME INDUSTRIAL OPPORTUNITY WITH 13,000 SF ON SH 75

7031 TEXAS 75 HUNTSVILLE, TX 77340