



**THE** COMMERCIAL  
**PROFESSIONALS**

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# CORNER LOT WAREHOUSE FOR SALE

404 INTERSTATE 45 | HUNTSVILLE, TX 77340



## OFFERING SUMMARY

SALE PRICE

**\$850,000**

PROPERTY TYPE

**INDUSTRIAL**

BUILDING SIZE

**10,660 SF**

## PROPERTY HIGHLIGHTS

Presenting an exceptional commercial property located off high-traffic I-45 at a stoplight intersection, 9,000 sq ft of cleared land ready to be developed and directly next to a versatile space currently operating as a barber shop. With its prime positioning, the property benefits from significant visibility and accessibility.

However, the tract also presents a fantastic opportunity for redevelopment, making it an ideal candidate for retail. Its strategic location ensures continuous exposure and high foot traffic, perfect for businesses looking to capitalize on the bustling environment.

Don't miss out on this prime commercial opportunity, offering both immediate utility and future growth potential.

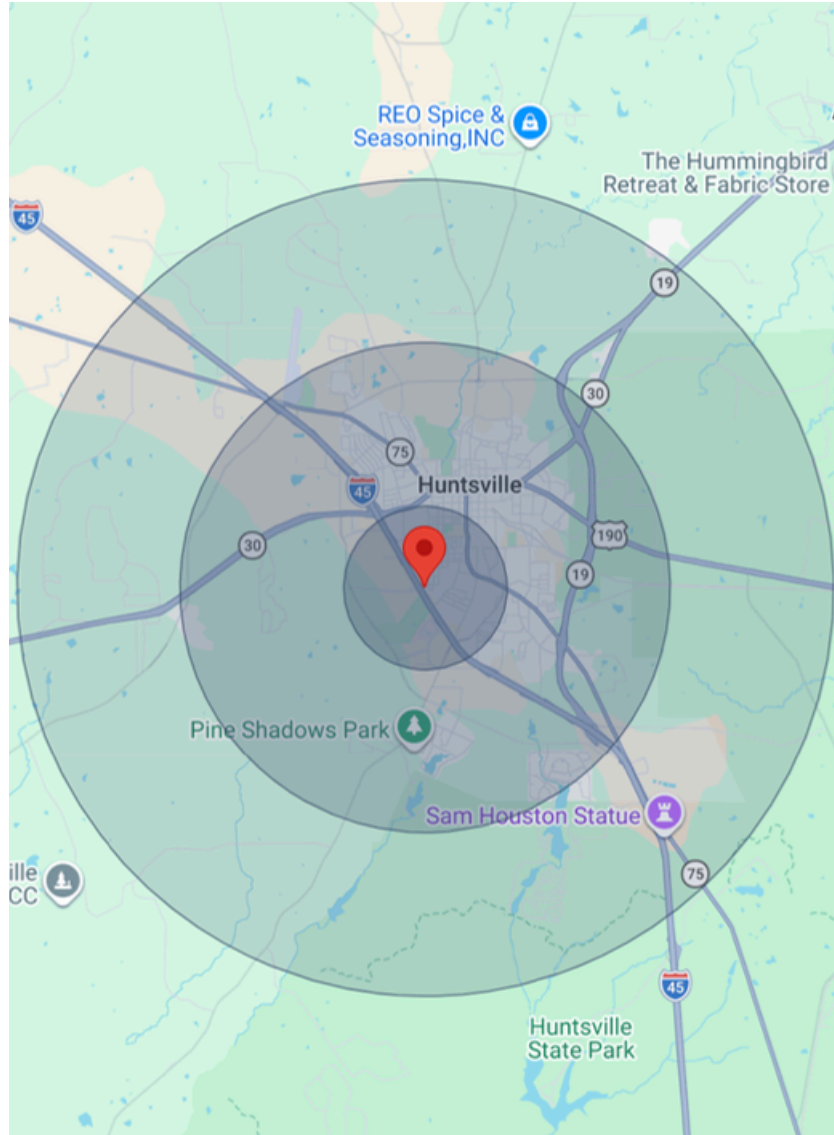
# Aerial Map



# Property Photos



# Demographics



This prime corner lot is situated at the intersection of I-45 and Avenue S in Huntsville, offering unparalleled visibility and convenient access from I-45. Its strategic location places it in close proximity to a booming retail center and popular restaurants, ensuring a steady flow of potential customers. Additionally, the lot is within walking distance to a bustling college campus, making it an ideal spot for businesses seeking high traffic and visibility.

Surrounded by vibrant commercial activity and continuous growth, this location presents a fantastic opportunity for a variety of commercial ventures.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	10,374	36,635	42,276
<b>Workday Population</b>	5,262	5,262	16,626
<b>Total household</b>	4,216	11,537	13,345
<b>Average household income</b>	\$44,089	\$48,419	\$53,308
<b>Average age</b>	25.1	29.4	31.6
<b>Male Population</b>	5,108	20,665	24,321
<b>Female Population</b>	5,268	15,977	17,959

Demographics data derived from AlphaMap

# Market Overview

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Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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