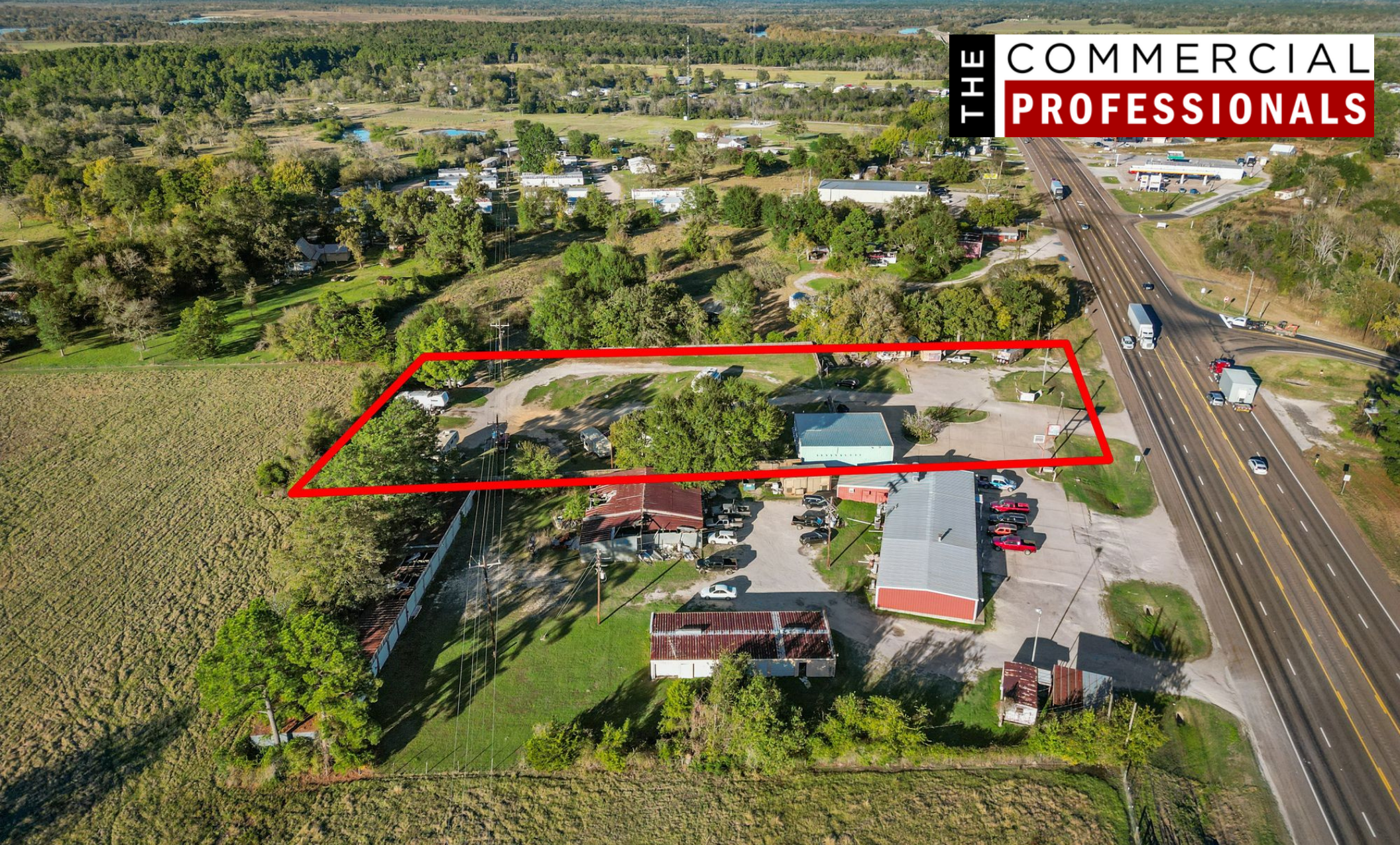




**ADAM OLSEN**

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

## HIGH-VISIBILITY INCOME-PRODUCING WASHATERIA, RV & FOOD TRUCK PARK ON SH-19

3685 TEXAS 19 | HUNTSVILLE, TX 77320



## OFFERING SUMMARY

### SALE PRICE

\$600,000

### PROPERTY TYPE

RETAIL

### BUILDING SIZE

2,000 SF

## PROPERTY HIGHLIGHTS

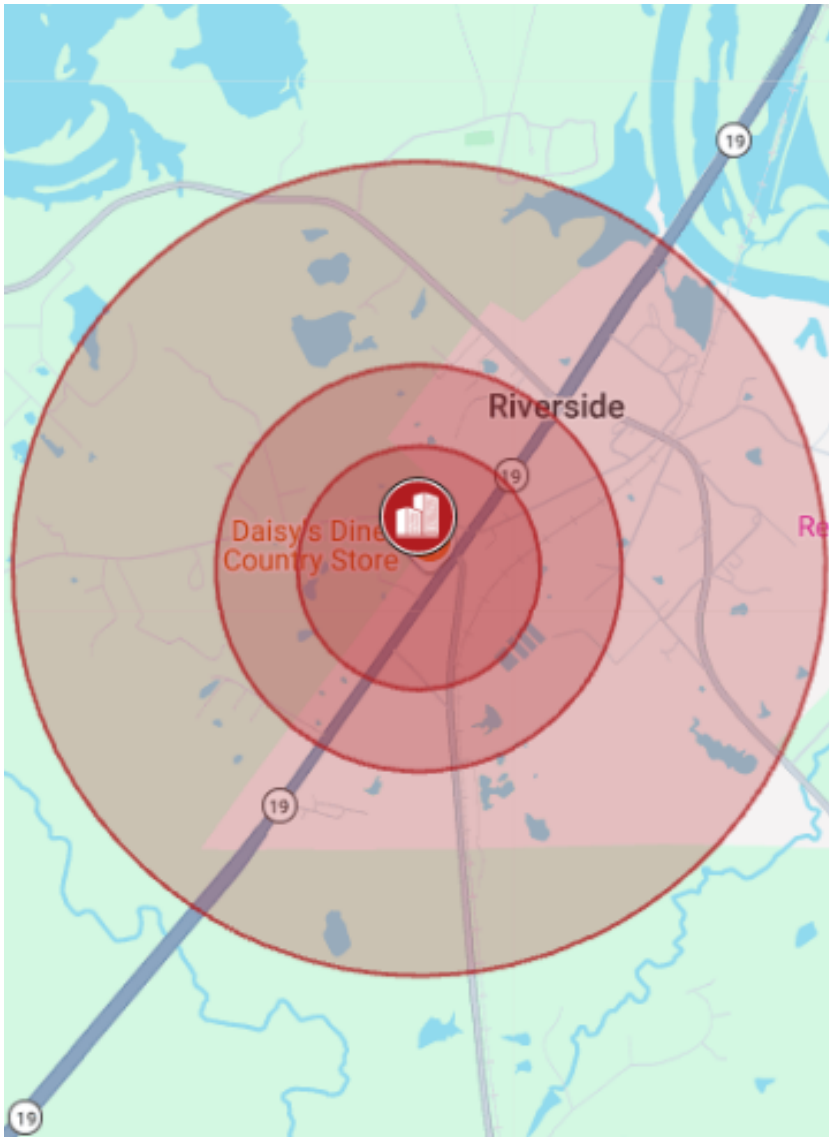
- Versatile property with Washeteria, RV Park, and Food Truck Park
- 2 acres of land with 200 feet of road frontage
- Well-equipped Washeteria with 23 washing machines and 20 dryers
- RV Park with 12 spaces, 2 currently leased
- Food Truck Park with 3 spaces, 1 currently leased
- MAJOR potential for further growth
- Built in 1997, renovated in 2021



# Property Photos



# Demographics



**\*\*Prime Location with High Visibility\*\***

This property is strategically located along State Highway 19, offering 200 feet of road frontage and excellent exposure to passing traffic. Situated between the growing communities of Huntsville, the location provides easy access to local amenities, residential neighborhoods, and surrounding businesses.

The property sits perfectly positioned to attract customers and tenants from both towns, as well as travelers along this well-trafficked highway. Its location makes it an ideal spot for a variety of businesses, ensuring consistent visibility and foot traffic.

|                          | 0.3000000119<br>2092896<br>Miles | 0.5 Miles | 1 Miles  |
|--------------------------|----------------------------------|-----------|----------|
| Total population         | 55                               | 148       | 499      |
| Persons per household    | 2.5                              | 2.5       | 2.4      |
| Total household          | 22                               | 60        | 204      |
| Average household income | \$82,423                         | \$81,586  | \$81,850 |
| Average age              | 44                               | 43        | 44       |
| Average age male         | 43                               | 42        | 43       |
| Average age female       | 44                               | 44        | 45       |

Demographics data derived from AlphaMap

# Market Overview

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Located between Huntsville and Riverside along State Highway 19, this property is positioned in a highly visible corridor with approximately 200 feet of road frontage. Its location provides convenient access to nearby residential neighborhoods, local businesses, amenities, and travelers moving between the surrounding communities.

The property's combination of a fully operational washateria, 12-space RV park, and 3-space food truck park creates multiple potential income streams within one site. Existing leased RV and food truck spaces demonstrate current tenant activity, while the remaining available spaces provide additional room for occupancy growth.

With 2 acres of land, strong highway exposure, and a mix of established operations and available capacity, the property offers investors an opportunity to acquire a versatile commercial asset with immediate revenue potential and room for future growth.



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