



ADAM OLSEN

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

10,000 SF INDUSTRIAL BUILDING WITH SH 75 FRONTAGE

7031 TEXAS 75 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

LEASE RATE

\$0.85 SF/MONTH (NNN)

PROPERTY TYPE

INDUSTRIAL

BUILDING SIZE:

10,000 SF

PROPERTY HIGHLIGHTS

- 10,000 sqft building
- 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.

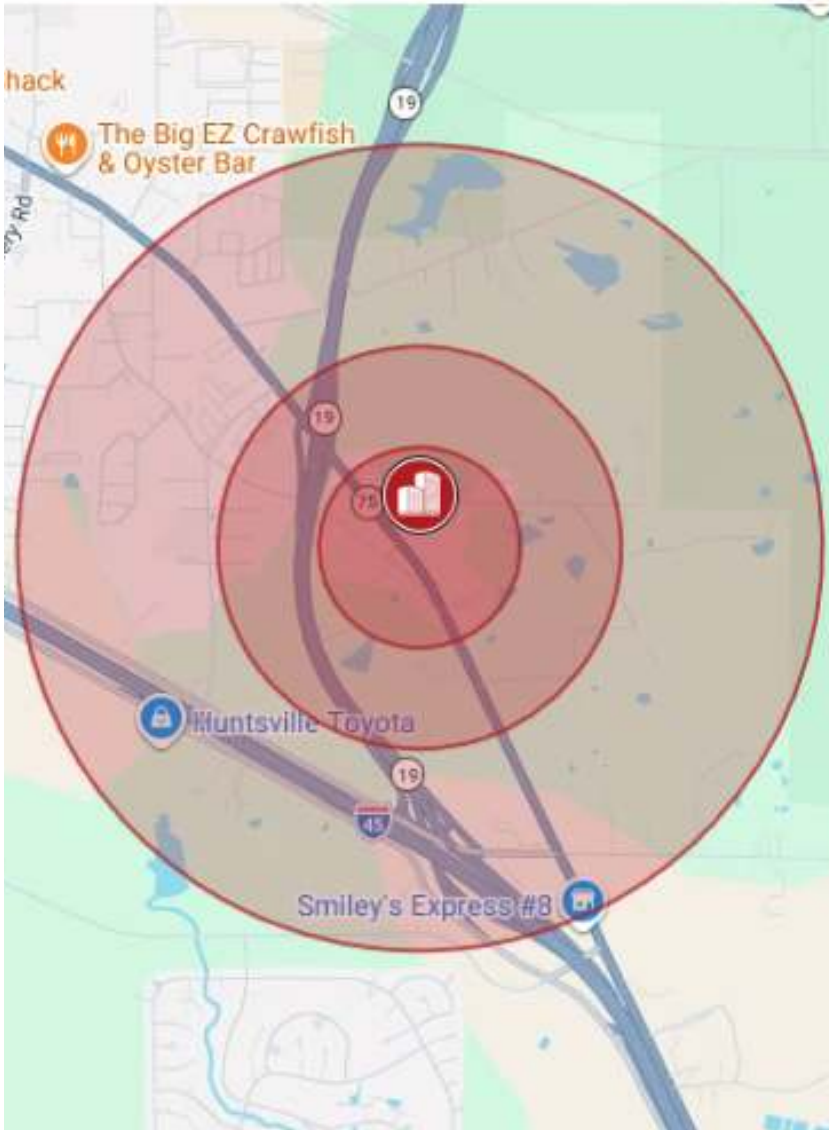
Aerial Map



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 Miles
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	32.9
Average age male	40.1	39.1	35.5
Average age female	35.9	34.8	33.7

Demographics data derived from AlphaMap

Market Overview

Located at 7031 Texas 75 in Huntsville, this 10,000-square-foot industrial building offers frontage and strong visibility along State Highway 75, with convenient access to I-45. The property is situated minutes from downtown Huntsville and near major employers and Sam Houston State University, placing it within a growing industrial and commercial corridor.

The renovated building features a flexible layout suitable for warehouse, distribution, manufacturing, contractor operations, storage, office/showroom, or mixed-use operations. It is equipped with 480V three-phase power and 120/240V single-phase power, supporting a variety of industrial and commercial requirements.



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