



OFFERING MEMORANDUM

3685 TEXAS 19
HUNTSVILLE, TX 77320

Exceptional Investment Opportunity!
This property offers incredible
potential for investors looking for
immediate revenue streams and room
to grow.
Schedule your private tour today to
explore this unique opportunity!

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PROPERTY SUMMARY

3685 Texas 19 Huntsville, TX 77320

SALE PRICE: \$650,000

NUMBER OF UNITS: 1

YEAR BUILT: 1997

PROPERTY TYPE: Retail

LOT SIZE: 2 Acres

BUILDING SIZE: 2,000 SF

Exceptional Investment Opportunity!

Nestled between Huntsville and Riverside, this property offers a fully operational Washateria, a RV Park with 12 spaces, and a spacious Food Truck Park accommodating 3 spaces.

Situated on 2 acres of land with 200 feet of road frontage along State Highway 19, this property benefits from high traffic visibility.



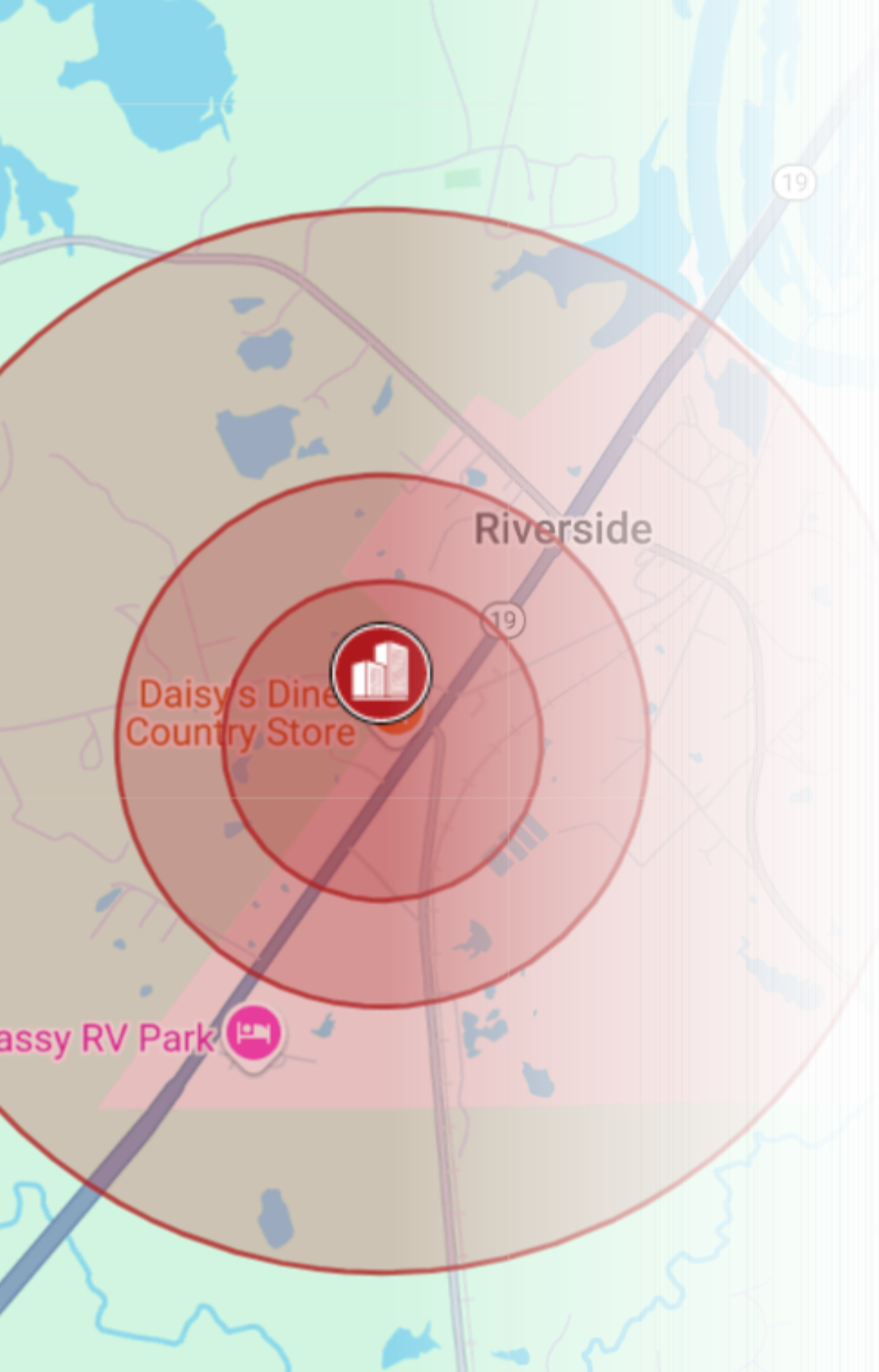
PROPERTY HIGHLIGHTS

Exceptional Opportunity: Wash Haus & RV Park for Sale

This property offers incredible potential for investors looking for immediate revenue streams and room to grow.

- 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



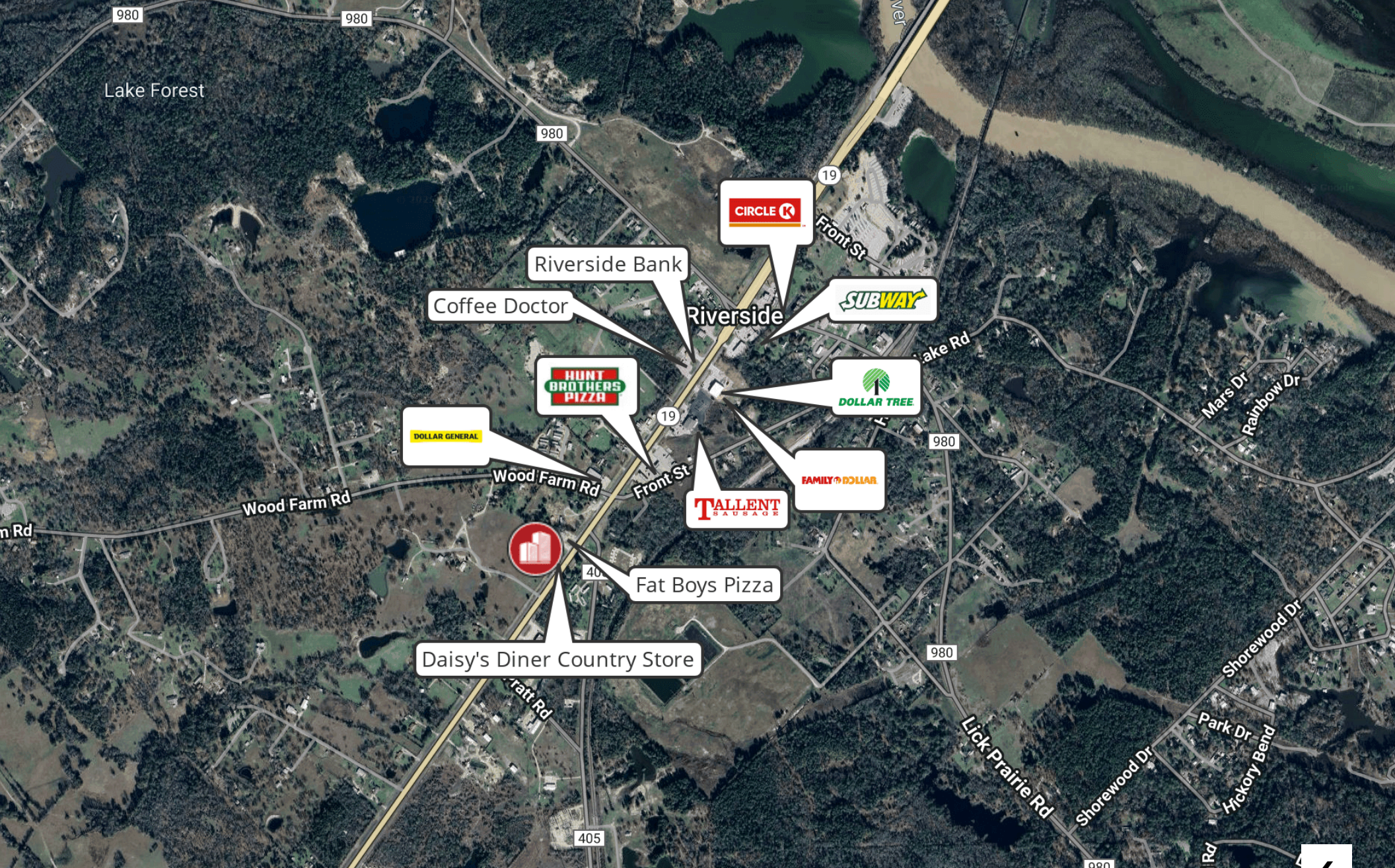


AREA OVERVIEW

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.

	0.3 Miles	0.5 Miles	1 Miles
Total households	22	60	204
Total population	55	148	499
Persons per household	2.5	2.5	2.4
Average household income	\$82,423	\$81,586	\$81,850
Average house value	\$162,442	\$163,846	\$166,296
Average age	44	43	44
Average age male	43	42	43
Average age female	44	44	45

RETAILER MAP





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ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

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