

OFFERING MEMORANDUM

260 I-45, HUNTSVILLE,
TX 77340

Move-in ready medical and or office
spaces available in a prime
healthcare corridor along I45.
Multiple suite configurations to fit
your practice's needs:



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PROPERTY SUMMARY

260 I-45, HUNTSVILLE, TX 77340

Move-in ready medical and or office spaces available in a prime healthcare corridor along I45. Multiple suite configurations to fit your practice's needs:

LEASE RATE:	Negotiable
NUMBER OF UNITS:	3
YEAR BUILT:	2019
PROPERTY TYPE:	Office
AVAILABLE SF:	1,300 - 1,700 SF
BUILDING SIZE:	5,000 SF



SUITE DETAILS

260 I-45 Medical Office for Lease – High-Visibility, Healthcare-Driven Location

Suite A: Mirrors Suite B's layout with the added benefit of an ultrasound room, providing enhanced capabilities for diagnostic services.

SPACE TYPE: Medical
SPACE SIZE: 1,700 SF
LEASE RATE: Negotiable
LEASE TERM: Negotiable

Suite B: Offers a functional layout with three exam rooms, a combined waiting and reception area, a lab room, one doctor's office, and access to a shared break room (shared with Suite A).

SPACE TYPE: Medical
SPACE SIZE: 1,500 SF
LEASE RATE: Negotiable
LEASE TERM: Negotiable

Suite C: Features a welcoming waiting room, one private office, one exam/lab room, and a reception area — ideal for a smaller practice or specialty service provider.

SPACE TYPE: Medical
SPACE SIZE: 1,300 SF
LEASE RATE: Negotiable
LEASE TERM: Negotiable

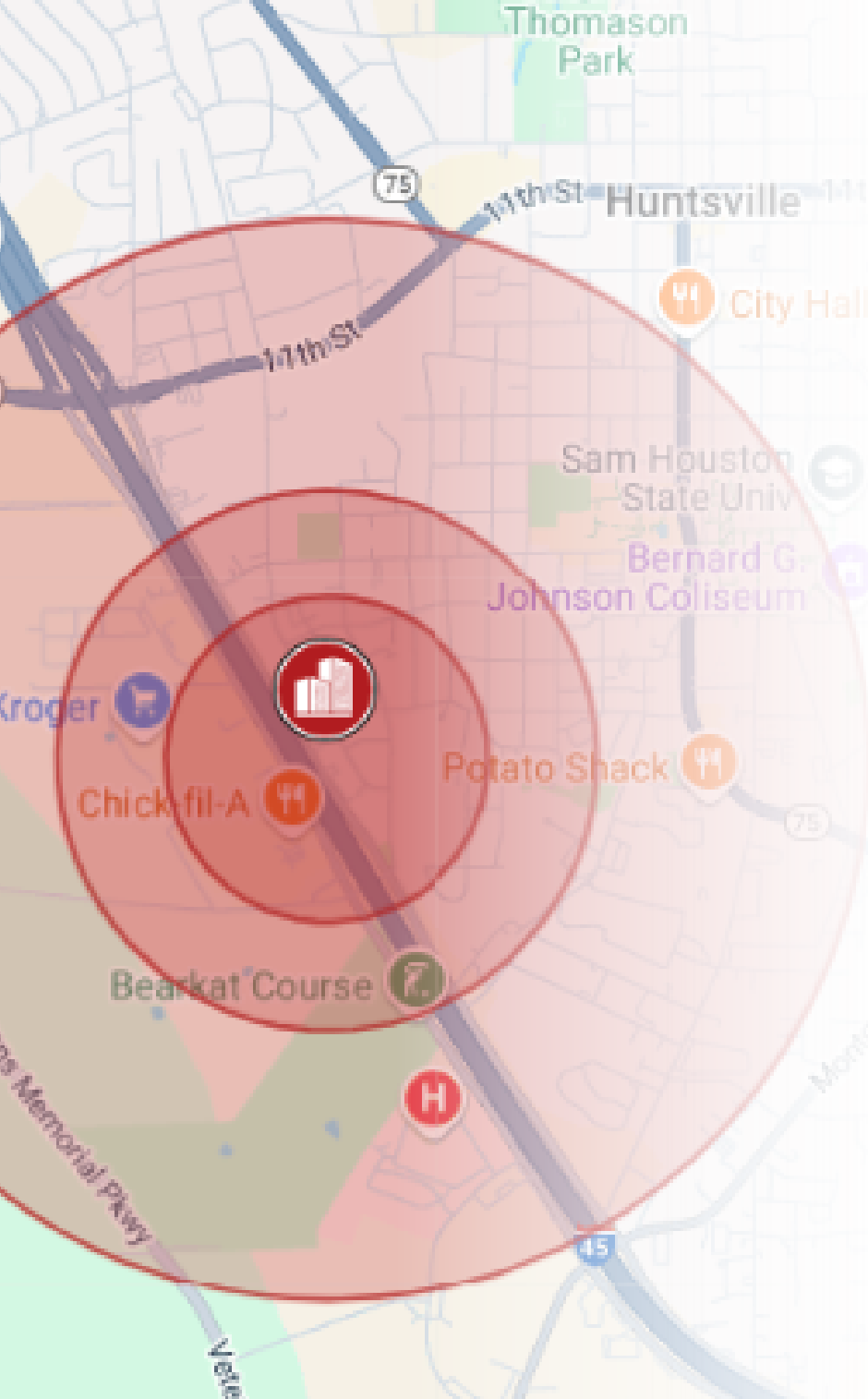
PROPERTY HIGHLIGHTS

260 I-45 Medical Office for Lease – High-Visibility, Healthcare-Driven Location

Strategically located along the highly traveled I-45 corridor, this medical/office lease suite space offers prime visibility and convenient access for patients and clients. Positioned just minutes from major hospitals, medical centers, and dense residential communities, this property sits in a well-established healthcare and commercial hub.

- Traffic Count: 14, 541 VPD
- Quick access to downtown Huntsville and is conveniently located across I-45 from major retailers including Target, Academy, Kroger, Chick-fil-A, Raising Cane's, and Whataburger.



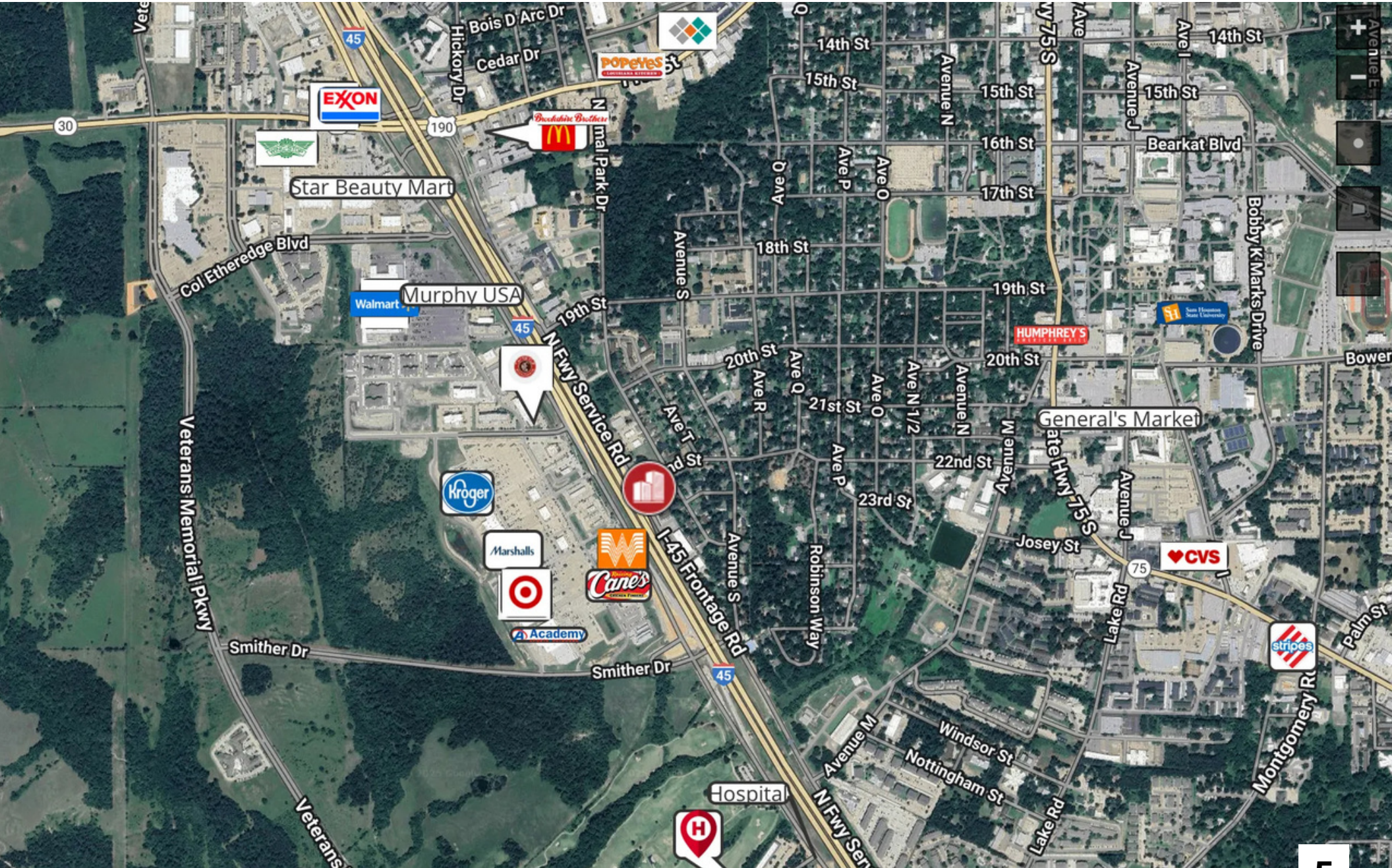


AREA OVERVIEW

Surrounded by thriving businesses, retail centers, and dining options, the location benefits from strong daily traffic counts and easy connectivity to I-45. Ideal for medical, dental, or professional office use places your practice in the heart of one of Huntsville most rapidly growing areas.

	0.3 Miles	0.5 Miles	1 Miles
Total households	198	528	4,072
Total population	410	1,188	10,046
Persons per household	2.1	2.3	2.5
Average household income	\$45,228	\$44,790	\$33,555
Average house value	\$204,553	\$176,136	\$142,067
Average age	39	37	29
Average age male	37	36	29
Average age female	40	39	30

RETAILER MAP



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