



**ADAM OLSEN**

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

**13,000 SF MULTI-BUILDING INDUSTRIAL  
PROPERTY WITH SH 75 FRONTAGE**

7031 TEXAS 75 | HUNTSVILLE, TX 77340





## OFFERING SUMMARY

### SALE PRICE

\$1,300,000

### PROPERTY TYPE

INDUSTRIAL

### BUILDING SIZE

13,000 SF

## PROPERTY HIGHLIGHTS

- 13,000 SF Industrial/Flex Facility
- Completely renovated with new roof and updated electric systems
- 480V three-phase power and 120/240V single-phase power
- 1.48± Acres with ample yard and parking area.
- Excellent State Highway 75 Frontage providing visibility and easy ingress/egress.
- Minutes from Downtown Huntsville
- Centrally positioned between Houston, Conroe, and Dallas for regional distribution.
- Suitable for warehouse, distribution, manufacturing, contractor operations, storage, office/showroom, or mixed-use



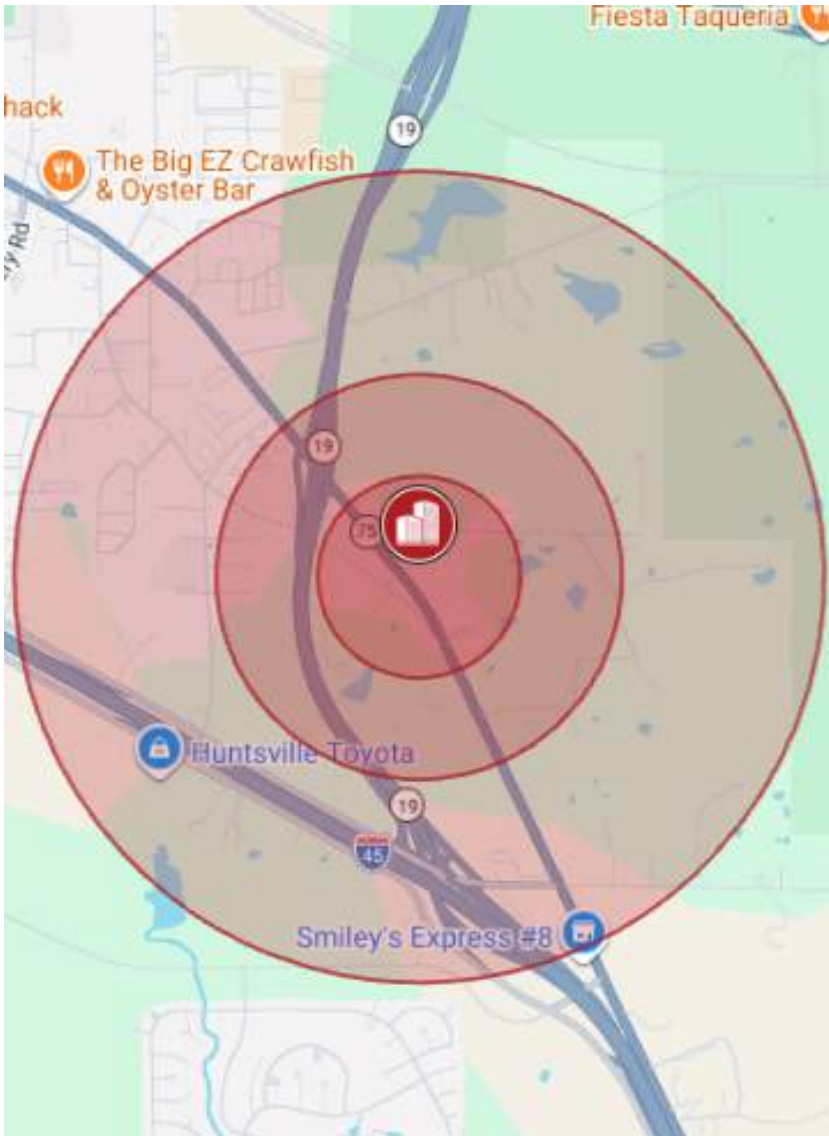




# Property Photos



# 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 Mile   |
|---------------------------------|------------|-----------|----------|
| <b>Total population</b>         | 142        | 631       | 3,178    |
| <b>Persons per household</b>    | 3.8        | 3.7       | 2.8      |
| <b>Total household</b>          | 37         | 171       | 1,131    |
| <b>Average household income</b> | \$90,065   | \$85,624  | \$59,078 |
| <b>Average age</b>              | 34.4       | 33.5      | 32.9     |
| <b>Average age male</b>         | 40.1       | 39.1      | 35.5     |
| <b>Average age female</b>       | 35.9       | 34.8      | 33.7     |

Demographics data derived from AlphaMap



# Market Overview

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Huntsville continues to offer a strategic environment for industrial, warehouse, manufacturing, distribution, and service-based businesses seeking access to both local and regional markets. The property's location along State Highway 75 provides strong visibility and convenient connectivity to I-45, supporting efficient movement throughout Huntsville and the surrounding region.

Positioned just minutes from downtown Huntsville, the site is also near major employers and Sam Houston State University, placing it within an active business corridor serving industrial, retail, and professional service users. The combination of highway access, visibility, and proximity to established employment centers supports a broad range of commercial and operational uses.

With approximately 13,000 square feet across two separate buildings, the property provides flexibility for owner-users, multiple business operations, or potential rental income. Existing 480V three-phase and 120/240V single-phase power further strengthens its appeal for businesses requiring industrial-grade electrical capacity.





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