



THE COMMERCIAL
PROFESSIONALS

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

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

CORNER LOT WAREHOUSE FOR LEASE

404 INTERSTATE 45 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

LEASE RATE

NEGOTIABLE

PROPERTY TYPE

INDUSTRIAL

BUILDING SIZE

10,660 SF

PROPERTY HIGHLIGHTS

- Located just off high-traffic I-45
- Adjacent to an existing space currently operating as a barber shop
- Suitable for a variety of commercial uses
- Opportunity for retail or future redevelopment
- Surrounded by active commercial traffic
- Strong location for businesses seeking accessibility and presence
- Prime commercial opportunity in a growing Huntsville corridor

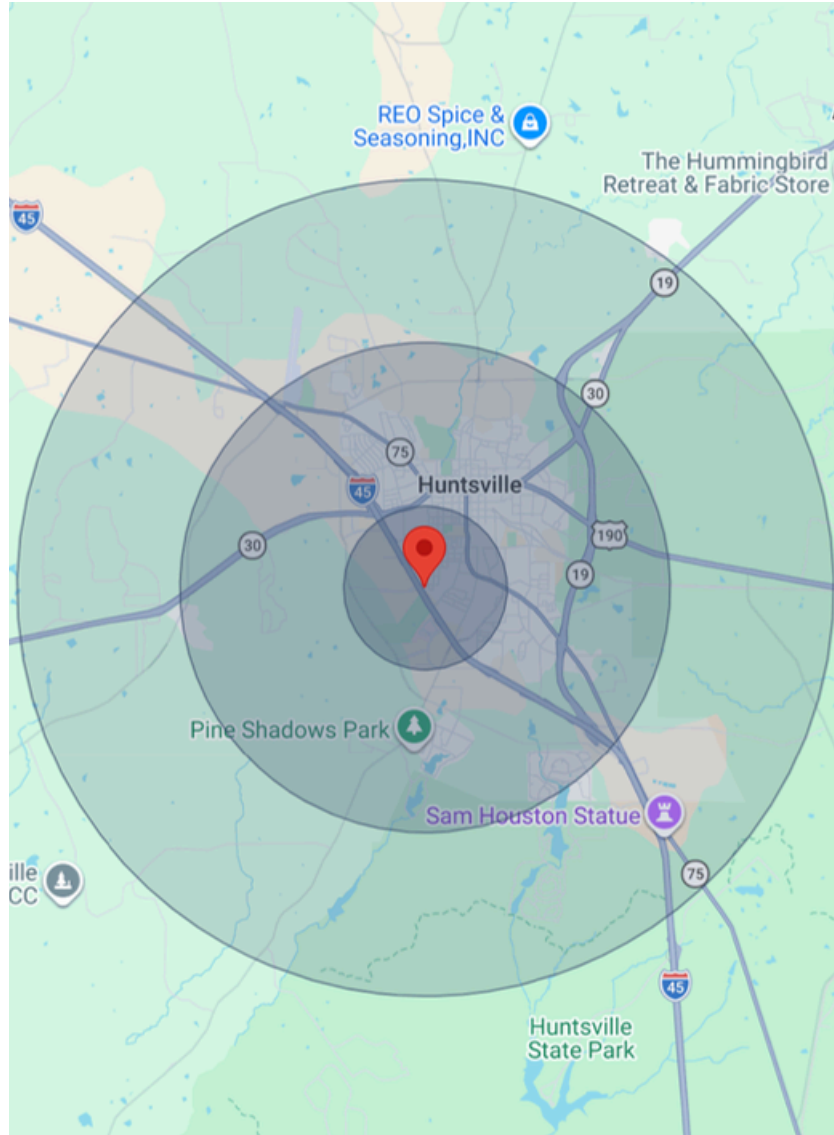
Aerial Map



Property Photos



Demographics



This prime corner lot is situated at the intersection of I-45 and Avenue S in Huntsville, offering unparalleled visibility and convenient access from I-45. Its strategic location places it in close proximity to a booming retail center and popular restaurants, ensuring a steady flow of potential customers. Additionally, the lot is within walking distance to a bustling college campus, making it an ideal spot for businesses seeking high traffic and visibility.

Surrounded by vibrant commercial activity and continuous growth, this location presents a fantastic opportunity for a variety of commercial ventures.

	1 Mile	3 Miles	5 Miles
Total population	10,374	36,635	42,276
Workday Population	5,262	5,262	16,626
Total household	4,216	11,537	13,345
Average household income	\$44,089	\$48,419	\$53,308
Average age	25.1	29.4	31.6
Male Population	5,108	20,665	24,321
Female Population	5,268	15,977	17,959

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

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

CORNER LOT WAREHOUSE FOR LEASE

404 INTERSTATE 45 | HUNTSVILLE, TX 77340