



OFFERING MEMORANDUM

877 AND 879 I-45 SOUTH,
HUNTSVILLE, TX 77340

This prime 3.9-acre property along I-45 South offers exceptional potential for commercial or mixed-use development in the fast-growing Huntsville corridor.



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PROPERTY SUMMARY

877 and 879 I-45 South, Huntsville, TX 77340

SALE PRICE: Subject To Offer

NUMBER OF UNITS: 2

YEAR BUILT: 1998

PROPERTY TYPE: Retail

LOT SIZE: 155,074 SF

BUILDING SIZE: 2,421 SF

This prime 3.9-acre property along I-45 South offers exceptional potential for commercial or mixed-use development in the fast-growing Huntsville corridor. The site includes a well-maintained 3-bedroom, 2.5-bath structure that can easily serve as an office, live-work space, or professional conversion. The building features a spacious open layout with multiple rooms adaptable for offices, conference areas, or reception space.

A fenced yard and covered patio provide ample outdoor utility, while a whole-house generator ensures uninterrupted operations.



PROPERTY HIGHLIGHTS

Versatile Commercial Site on I-45 South | Ideal for Retail, Office, or Service Use in Expanding Huntsville Corridor

- ±3.9-acre commercial tract with direct frontage and visibility along Interstate 45 South in Huntsville, TX
- +/- 10,227 VPD
- Located within a high-growth corridor surrounded by new retail, office, and service-based development
- Existing ±2,400 SF structure suitable for immediate office, showroom, or operations use
- Flexible layout easily converted for professional, medical, or administrative purposes
- Fenced yard and covered outdoor area ideal for storage, fleet, or service operations
- Whole-property generator supports business continuity and operational reliability
- Excellent access and exposure with strong regional traffic counts and proximity to major arterials
- Versatile zoning potential allowing for multiple commercial or mixed-use applications
- Ideal for owner-occupant, investor, or redevelopment opportunity with strong appreciation upside

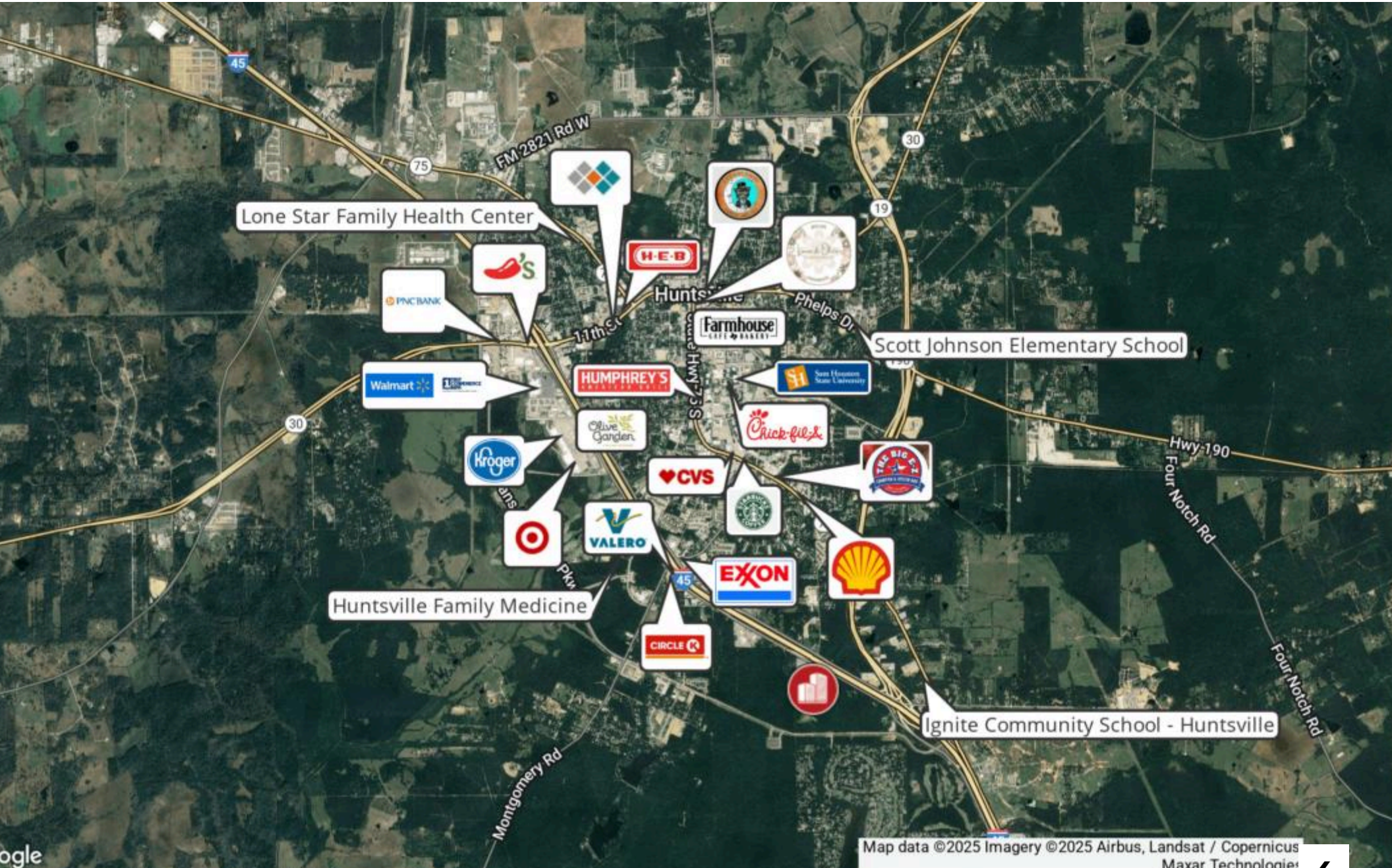


AREA OVERVIEW

Conveniently located just 2 miles south of Downtown Huntsville, the property offers quick access and excellent visibility along Interstate 45 South. From I-45, take Exit 118 toward Quality Blvd, turn left onto Quality Blvd, then left again onto Interstate 45 South. The properties at 877 and 879 I-45 S will be located on the right-hand side.

	0.3 Miles	0.5 Miles	1 Miles
Total households	32	112	1,036
Total population	75	264	2,455
Persons per household	2.3	2.4	2.4
Average household income	\$58,787	\$60,872	\$62,762
Average house value	\$254,591	\$258,205	\$269,881
Average age	34	35	40
Average age male	33	34	39
Average age female	34	35	41

RETAILER MAP





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