

# CORNER LOT WAREHOUSE ON I-45

404 INTERSTATE 45, HUNTSVILLE, TX 77340

FOR SALE: \$850,000

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



## PROPERTY DESCRIPTION

Presenting an exceptional commercial property located off high-traffic I-45 at a stoplight intersection, 9,000 sq ft of cleared land ready to be developed and directly next to a versatile space currently operating as a barber shop. With its prime positioning, the property benefits from significant visibility and accessibility. However, the tract also presents a fantastic opportunity for redevelopment, making it an ideal candidate for retail. Its strategic location ensures continuous exposure and high foot traffic, perfect for businesses looking to capitalize on the bustling environment. Don't miss out on this prime commercial opportunity, offering both immediate utility and future growth potential.

## OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	10,660 SF

## LOCATION DESCRIPTION

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.

## PROPERTY HIGHLIGHTS

- Currently set up for light industrial, but prime location to be redeveloped into retail
- Corner lot at major intersection of I-45 and Ave S with bridge intersection leading to Target and Academy shopping center
- AADT 48,354
- 9,000 sq ft of cleared land and 1,500 square feet of barber shop

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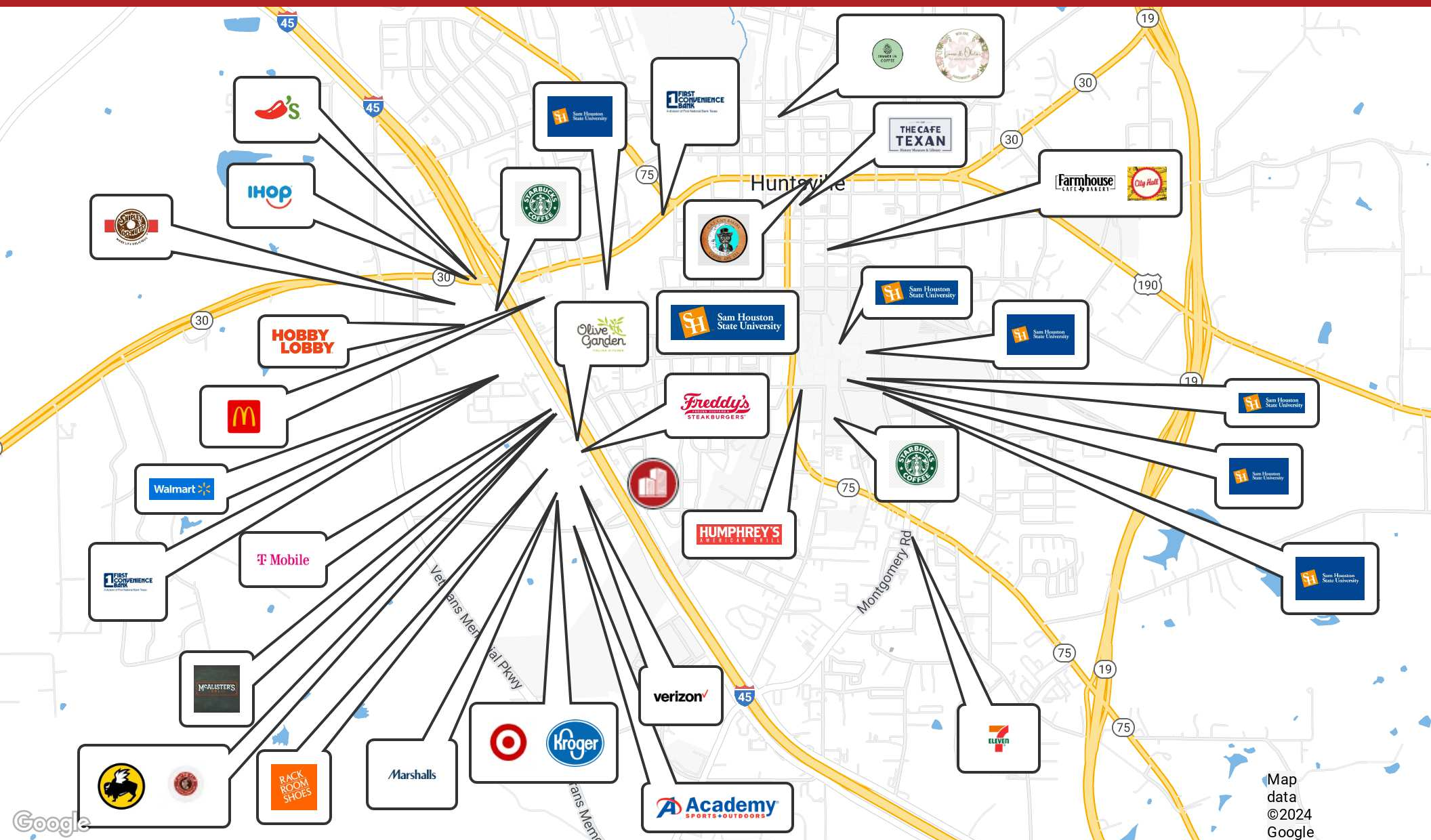


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LOCATION MAP | INDUSTRIAL PROPERTY

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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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