THE COMMERCIAL PROFESSIONALS

# OFFERING MEMORANDUM

## 804 CLINE STREET, HUNTSVILLE, TX 77340


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# EXECUTIVE SUMMARY

## PRIME MIXED-USE FLEX SPACE FOR SALE

| | |
|---|---|
| SALE PRICE: | **$280,000** |
| PROPERTY TYPE: | **INDUSTRIAL** |
| BUILDING SIZE: | **3,600 SF** |
| NUMBER OF UNITS: | **2** |

Take advantage of this unique opportunity to establish your business in a rapidly developing area.

804 Cline St, a prime opportunity to own a versatile metal building on a generous 0.41-acre lot in the thriving city of Huntsville, TX. This property is strategically located just minutes from downtown and the campus of Sam Houston State University (SHSU), making it ideal for a variety of commercial or residential uses. The spacious interior allows for customization to suit your business needs, whether it's residential, retail, office, or light industrial. The possibilities are endless for your venture, whether it be a workshop, storage facility, or service-oriented business.

# PROPERTY HIGHLIGHTS

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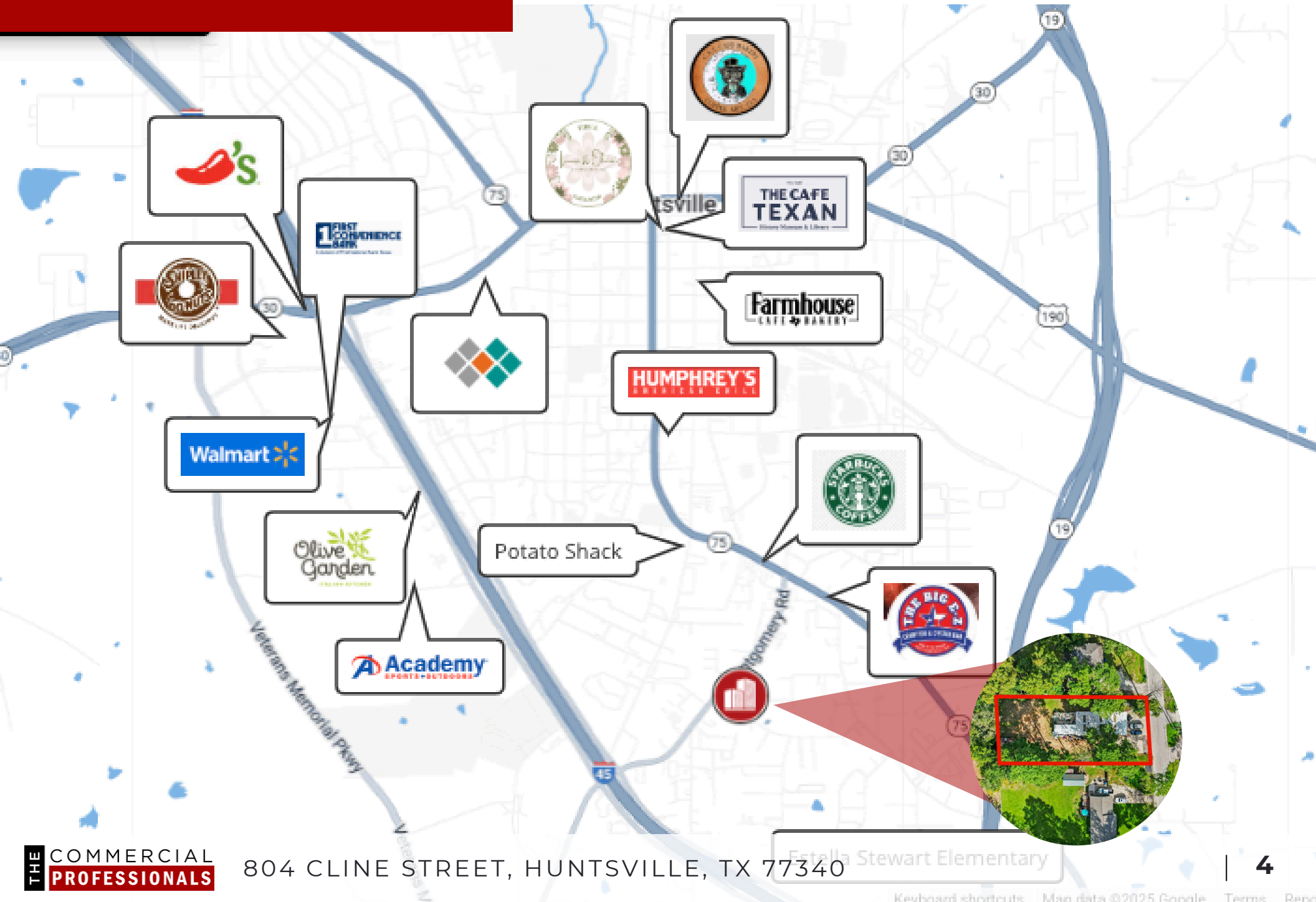
- 804 Cline St: prime opportunity to own a versatile metal building
- Situated on a generous 0.41-acre lot in Huntsville, TX
- Strategically located minutes from downtown and Sam -Houston State University (SHSU)
- Ideal for various commercial or residential uses
- Spacious interior allows for customization
- Suitable for residential, retail, office, or light industrial purposes
- Endless possibilities: workshop, storage facility, service-oriented business
- Huntsville's growing economy with a population of approximately 40,000 residents
- Great opportunity to establish a business in a rapidly developing area

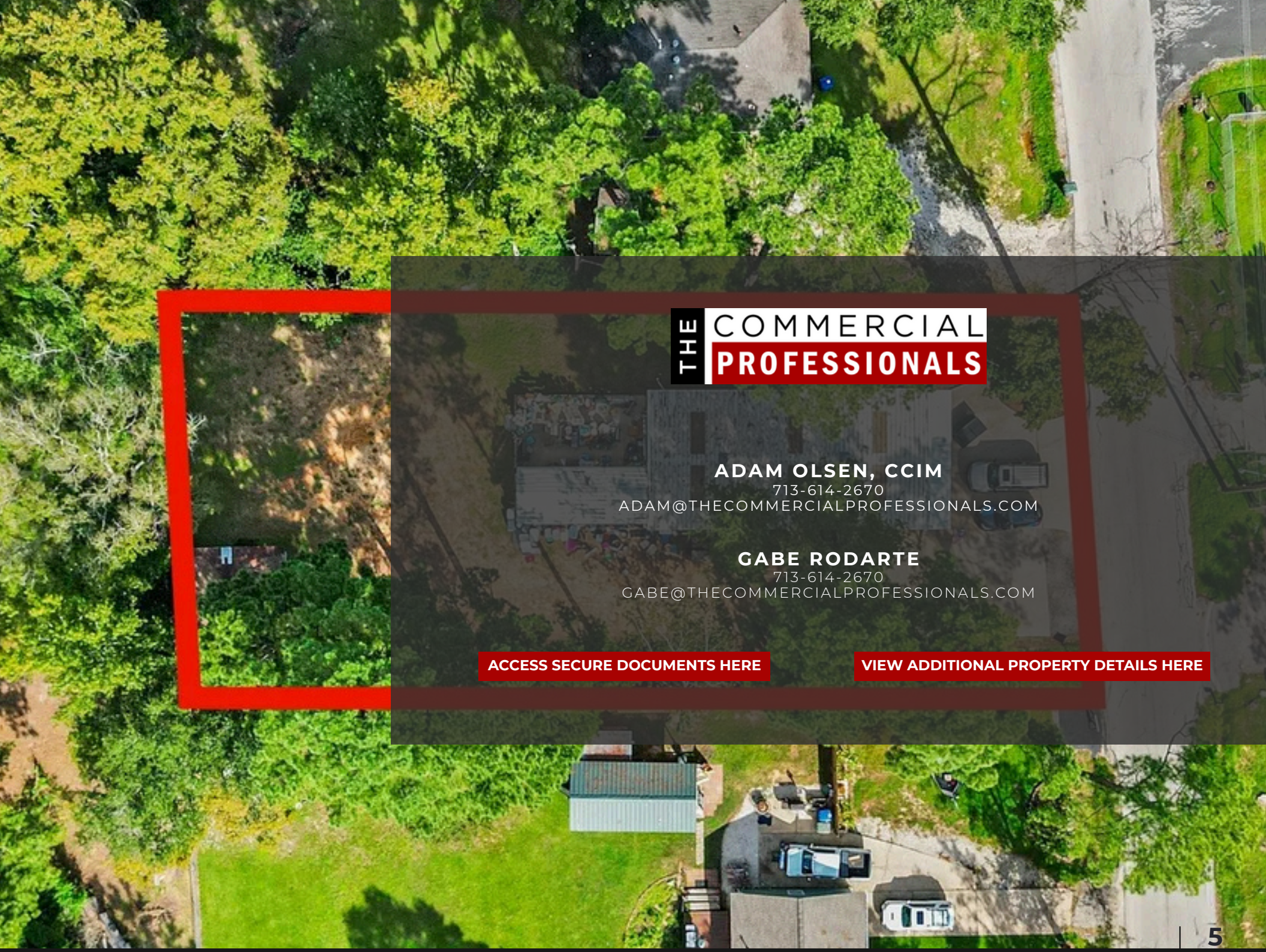
# DEMOGRAPHICS OVERVIEW

Located off I-45 and 1374, just minutes from Sam Houston State University, this site offers convenient access to residential developments, major retailers, and more

| DEMOGRAPHICS | 0.3 Miles | 0.5 Miles | 1 Miles |
|---|---|---|---|
| Total households | 560 | 2,276 | 5,941 |
| Total population | 1,281 | 4,883 | 14,235 |
| Persons per household | 2.3 | 2.1 | 2.4 |
| Average household income | $48,581 | $44,782 | $36,778 |
| Average house value | $172,293 | $171,783 | $135,865 |
| Average age | 31 | 30 | 29 |
| Average age male | 30 | 30 | 28 |
| Average age female | 32 | 30 | 29 |

# RETAILER MAP





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