

## I-45 & HWY 19 (HUNTSVILLE) 12.3 AC

---

<b>Property Type:</b>	Corners and Commercial Land	<b>Acres:</b>	12.38
<b>County:</b>		<b>Sq Ft:</b>	539,142.12
<b>Address:</b>	I-45	<b>Price:</b>	
<b>City:</b>	Huntsville		
<b>State:</b>	TX		
<b>Zip:</b>		<b>Lease Price:</b>	
<b>Key Map:</b>			

### Map

---



### Description

---

HIGH VISIBILITY CORNER AT THE NORTHWEST CORNER OF I-45 NORTH AND HIGHWAY 19 EXIT RAMP.

### Improvements

---

A PORTION OF THE PROPERTY ALREADY HAS ASPHALT PAVEMENT, IS FENCED AND LIGHTED.

### Ideal Use

---

IDEAL LOCATION FOR RETAIL, APARTMENT AND/OR OFFICE WAREHOUSES, ETC.

### Restrictions

---

THE CITY OF HUNTSVILLE DOES HAVE ZONING AND THIS TRACT IS PART OF THE "MANAGEMENT DISTRICT." RESTRICTIONS FOR ALCOHOL SALES HAVE BEEN REMOVED BY THE CITY OF HUNTSVILLE AND APPROVED FOR ON PREMISE ALCOHOL SALES.

## Access

---

THE TRACT HAS 1,436 FEET ON I-45, and 630 FEET ADJACENT TO HIGHWAY 19 RIGHT-OF-WAY EXIT RAMP. THE TRACT CURRENTLY HAS ONE CURB-CUT FROM HIGHWAY 19 EXIT AND TWO FROM I-45 FEEDER ROAD.

## Utilities

---

IN THE CITY OF HUNTSVILLE AND IS SERVICED BY THE CITY. THERE IS A 12" WATER LINE ALONG THE EAST LINE OF I.H. 45 AND ONE ALONG THE WEST LINE OF HIGHWAY 19 ADJACENT TO THE PROPERTY. THERE IS A CITY SANITARY SEWER LINE JUST TO THE NORTH OF THE SITE. BUYERS ARE ENCOURAGED TO CONTACT THE CITY OF HUNTSVILLE FOR FURTHER INFORMATION.

## Easements

---

AS SHOWN ON THE SURVEY, AT&T HAS A 16' EASEMENT, WHICH IS BELIEVED TO BE ABANDONED AND NOT IN USE.

## Divisible

---

THE PROPERTY CAN BE DIVIDED INTO 7+ AND 5+ ACRE TRACTS AS SHOWN ON THE SURVEY PLAT.

Information contained within this web site herein is deemed to be reliable, but no representations or warranties either expressed or implied are made by Terpstra & Associates, as to the suitability, usability, feasibility, merchantability of any property contained herein. Availability, Size and Price are subject to change without notice. Maps of any kind contained herein may or may not be to scale.