

GABE RODARTE

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

ADAM OLSEN

(713) 614-2670
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4100 HOUSTON, TX 77056

**SECOND-GENERATION
RESTAURANT FOR SALE**

1399 FARM TO MARKET 1791 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$430,000

NUMBER OF UNITS

2

PROPERTY TYPE

RESTAURANT

LOT SIZE

5 ACRES

BUILDING SIZE

3,388 SF

PROPERTY HIGHLIGHTS

Discover a rare opportunity to acquire a 2nd Gen. restaurant property in Huntsville, Tx just outside of the City Limits! Located at 1399 FM 1791 in Huntsville, TX, this fully equipped, second-generation restaurant space offers a kitchen buildout, spacious dining area, and excellent road frontage; ideal for a variety of restaurant or food-service concepts.

The property features a commercial kitchen that includes a vent hood and a walk-in cooler/freezer, with additional equipment available for purchase. The functional layout offers prep areas, service counters, and ample on-site parking to support dine-in, takeout, and catering operations. Its design is well-suited for high-volume service, making it ideal for fast-casual, dine-in, or franchise users.

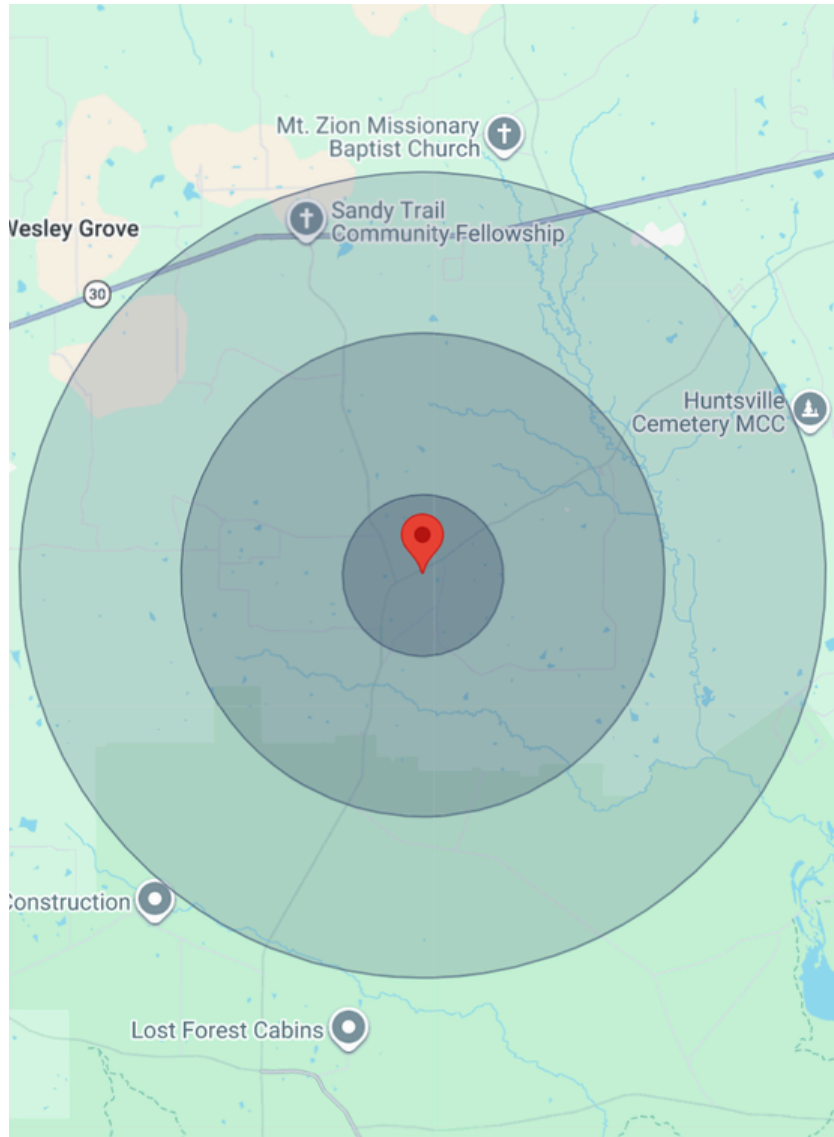
Aerial Map



Property Photos



Demographics



Located just minutes northwest of Huntsville, 1399 FM 1791 offers the perfect blend of accessibility and rural convenience. Positioned along FM 1791—a well-traveled connector between Highway 30, Anderson, and major points throughout Walker County—this property benefits from excellent visibility and easy access to nearby amenities, schools, and commercial services.

The location provides quick routes to Huntsville city limits, Sam Houston State University, and major employment corridors while still offering the privacy and openness of a countryside setting.

	1 Mile	3 Miles	5 Miles
Total population	58	535	2,167
Workday Population	31	286	1,133
Total household	27	250	914
Average household income	\$82,114	\$80,568	\$85,608
Average age	48.9	48.2	44.4
Male Population	29	265	1,136
Female Population	30	271	1,033

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.



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