



RAVENWOOD VILLAGE

INTERSTATE 45 AT SMITHER RD
259 I-45 HUNTSVILLE, TX 77340



AVAILABLE LEASE SPACE

- 2,124 SF - RETAIL OP SPACE
- 2,500 SF - RETAIL OP SPACE
- 5,000 SF - FUTURE RETAIL INLINE SPACE
- 12,000 SF - FUTURE RETAIL SPACE

AVAILABLE PAD SITES

APPROX 1.25 ACRE - PAD SITE E

NNN EXPENSES

\$ 4.85/SF FOR 2021 (EST.)

NEARBY TENANTS

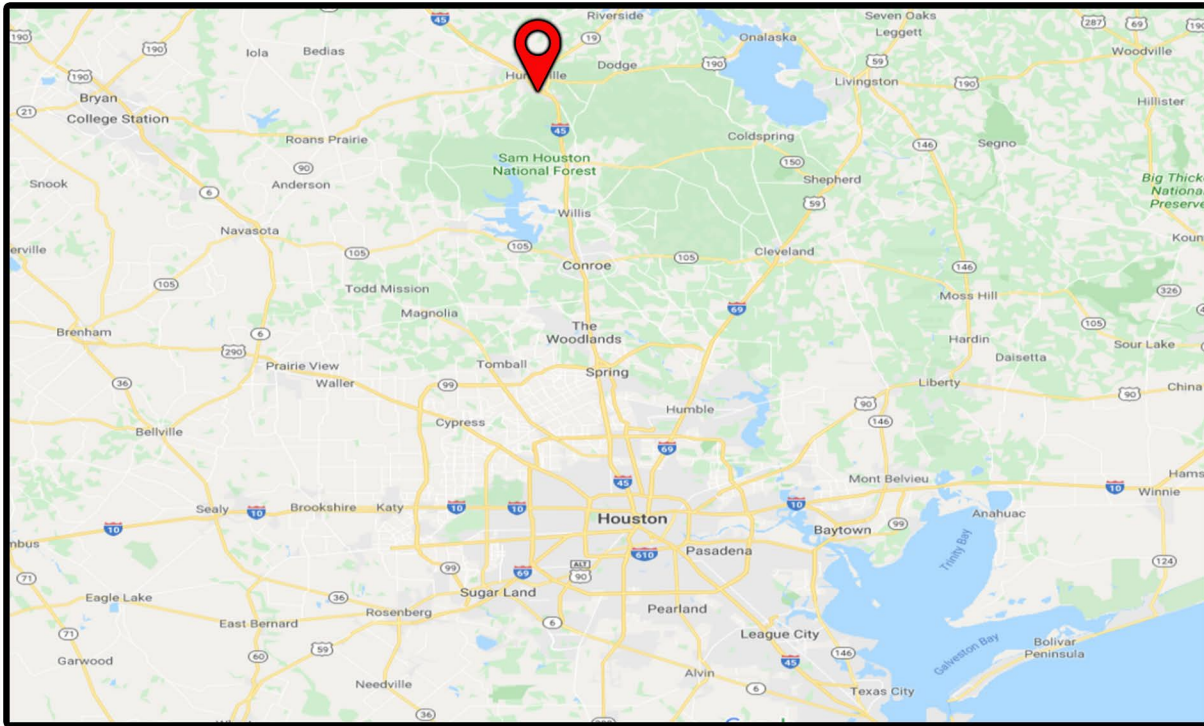
- HOME DEPOT • HOBBY LOBBY • WALMART • HEB • TARGET
- HAMPTON INN • FAIRFIELD INN • HOLIDAY INN EXPRESS
- MCDONALDS • SCHLOTZSKYS • WHATABURGER
- RAISING CANES • TACO CABANA • CHICK FIL A

POPULATION	5 MILE	10 MILE	15 MILE
	45,212	58,446	74,698

DAYTIME POPULATION	5 MILE	10 MILE	15 MILE
	40,761	51,501	62,959

NUMBER OF HH	5 MILE	10 MILE	15 MILE
	14,349	19,237	23,487

AVG HH INCOME	5 MILE	10 MILE	15 MILE
	\$51,420	\$57,754	\$60,973



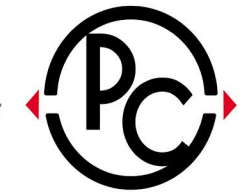
RAVENWOOD VILLAGE SHOPPING CENTER



**AVAILABLE
PAD SITE
APPROX. 1.25 ACRES**

HUNTSVILLE, TX
INTERSTATE 45 AT SMITHER ROAD
HUNTSVILLE, TEXAS

RAVENWOOD VILLAGE
SHOPPING CENTER
BY



PROPERTY COMMERCE
8811 GAYLORD DR STE 200
HOUSTON, TX 77024
832 804 8500

WWW.PROPERTYCOMMERCE.COM

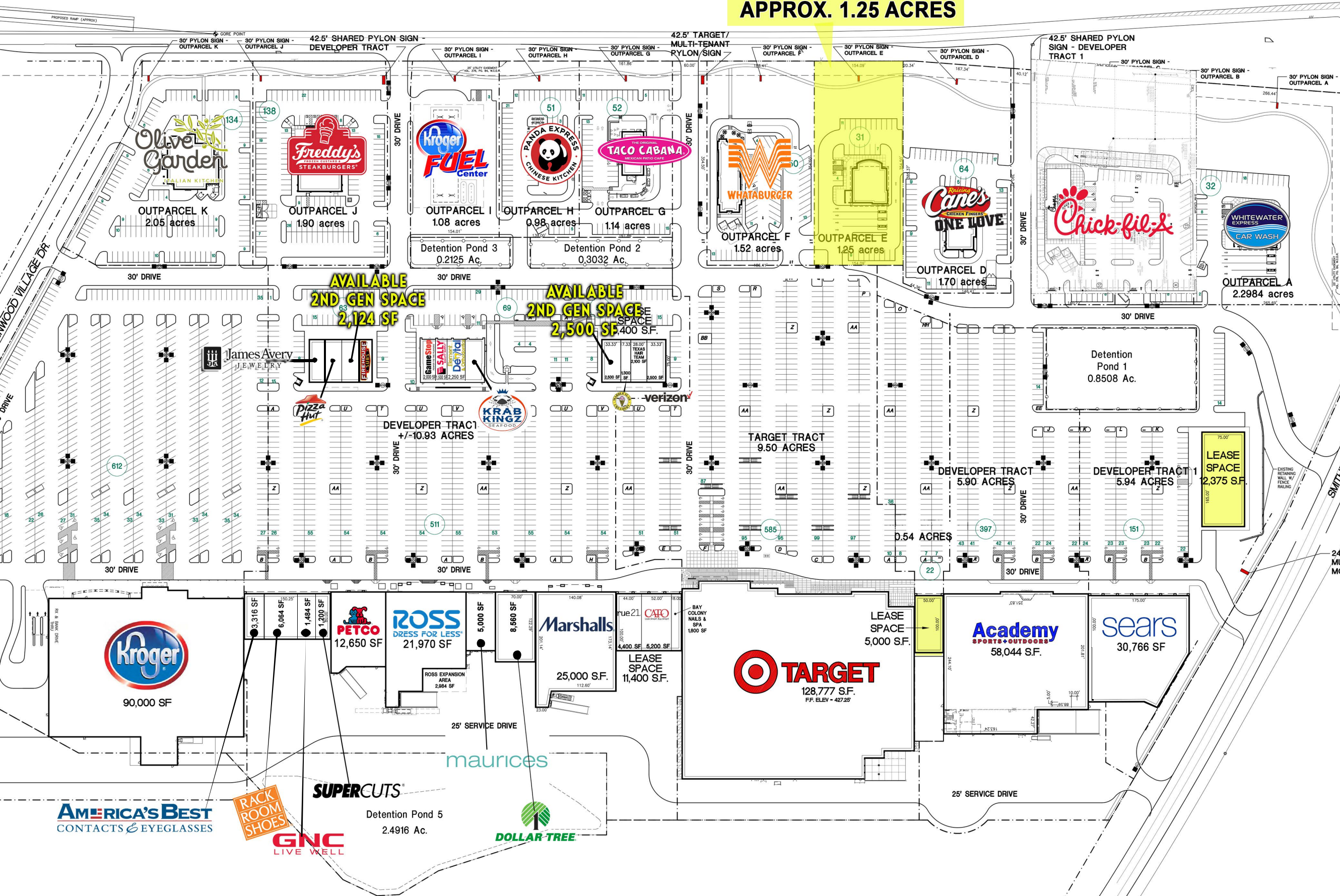


TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333 FAX: (713) 993-0743



0 50' 100' 200'
SCALE: 1" = 100' GRAPHIC SCALE

LEASE PLAN





**Available
Future
12,000 SF**

**Available
Future
5,000 SF**

**Available
2,500 SF**

**Available
2,124 SF**

**Available
Pad Site
Approx 1.25 Acres**

63,074 CPD





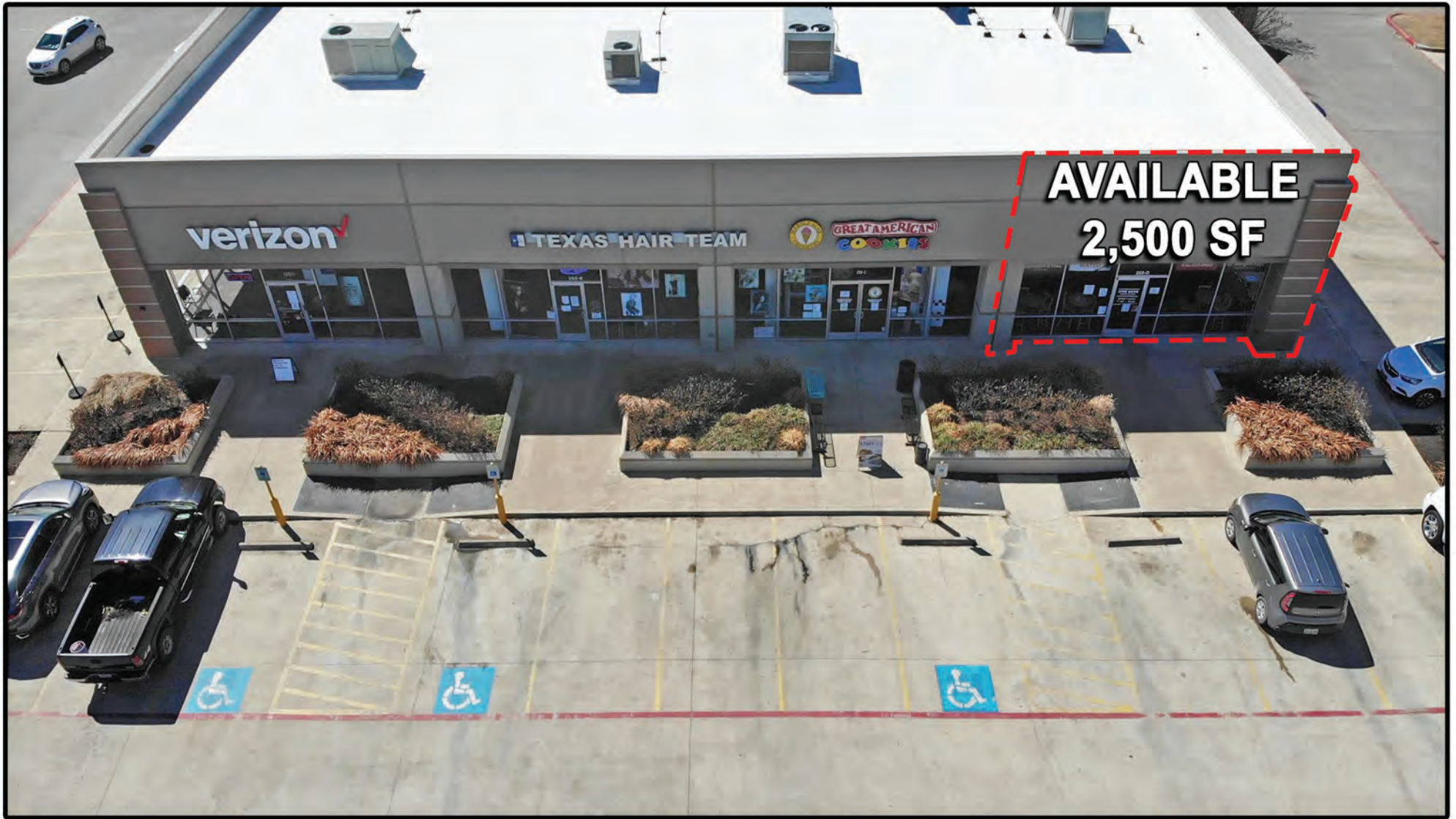


**AVAILABLE
2,124 SF**

**FIREHOUSE
SUBS**

PizzaHut

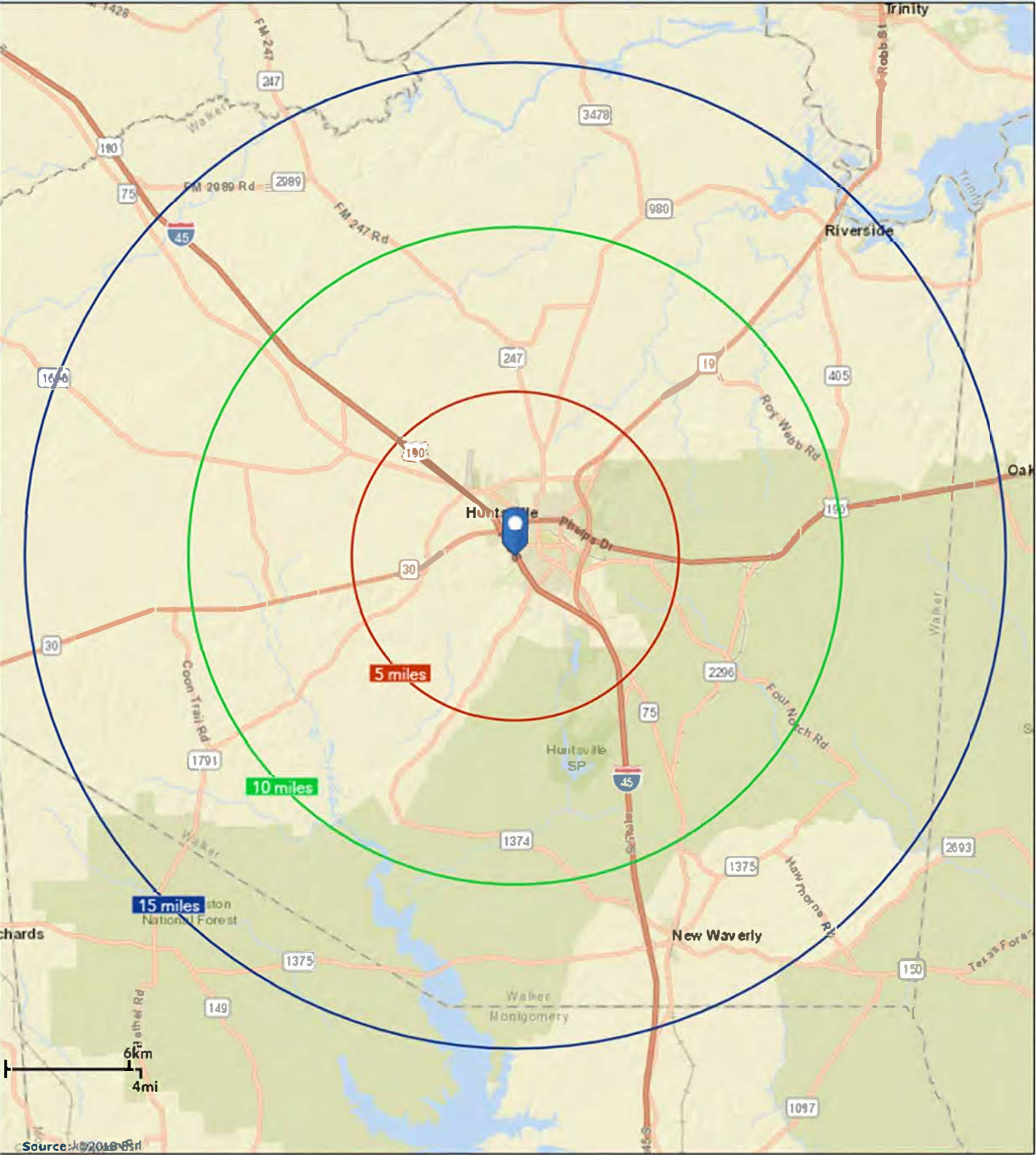
JAMES AVERY

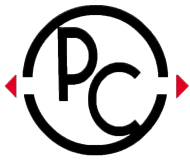


**AVAILABLE
2,500 SF**



RAVENWOOD VILLAGE HUNTSVILLE, TX





Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 30.70806
Longitude: -95.56354

Population

2020 Total Population (Esri)	45,212
2025 Total Population (Esri)	47,199
2020-2025 Population: Annual Growth Rate (Esri)	0.86%
2020 Median Age (Esri)	30.1
2025 Median Age (Esri)	31.0
2020 White Population Age 0-4 (Esri)	967
2020 White Population Age 5-9 (Esri)	857
2020 White Population Age 10-14 (Esri)	839
2020 White Population Age 15-19 (Esri)	2,254
2020 White Population Age 20-24 (Esri)	5,802
2020 Black/African American Population Age 0-4 (Esri)	614
2020 Black/African American Population Age 5-9 (Esri)	471
2020 Black/African American Population Age 10-14 (Esri)	463
2020 Black/African American Population Age 15-19 (Esri)	1,106
2020 Black/African American Population Age 20-24 (Esri)	1,991
2020 Asian Population Age 0-4 (Esri)	37
2020 Asian Population Age 5-9 (Esri)	21
2020 Asian Population Age 10-14 (Esri)	22
2020 Asian Population Age 15-19 (Esri)	55
2020 Asian Population Age 20-24 (Esri)	170
2020 Other Race Population Age 0-4 (Esri)	253
2020 Other Race Population Age 5-9 (Esri)	239
2020 Other Race Population Age 10-14 (Esri)	229
2020 Other Race Population Age 15-19 (Esri)	395
2020 Other Race Population Age 20-24 (Esri)	657
2020 Hispanic Population Age 0-4 (Esri)	639
2020 Hispanic Population Age 5-9 (Esri)	569
2020 Hispanic Population Age 10-14 (Esri)	472
2020 Hispanic Population Age 15-19 (Esri)	941
2020 Hispanic Population Age 20-24 (Esri)	1,592

Population by Race

2020 Hispanic Population (Esri)	9,075
2020 Hispanic Population (Esri) (%)	20%
2020 Black/African American Population (Esri)	11,554
2020 Black/African American Population (Esri) (%)	26%
2020 White Population (Esri)	27,779
2020 White Population (Esri) (%)	61%
2020 Asian Population (Esri)	700
2020 Asian Population (Esri) (%)	2%
2020 Other Race Population (Esri)	3,840
2020 Other Race Population (Esri) (%)	8%

Households

2020 Total Households (Esri)	14,349
2025 Total Households (Esri)	15,143
2020-2025 Households: Annual Growth Rate (Esri)	1.08%

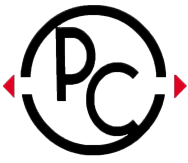
Family Households

2020 Total Family Households (Esri)	7,160
2025 Total Family Households (Esri)	7,524
2020-2025 Families: Annual Growth Rate (Esri)	1.00%

Daytime Population

2020 Total Daytime Population	40,761
2020 Daytime Population: Workers	18,121
2020 Daytime Population: Residents	22,640
2020 Daytime Population Density (Pop per Square Mile) (Esri)	519.1

Source: Esri



Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 30.70806
Longitude: -95.56354

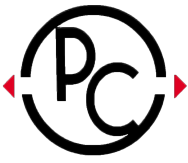
2020 Household Income

2020 Average Household Income (Esri)	\$51,420
2020 Median Household Income (Esri)	\$30,528
2020 Average Household Income and Householder Age 15-24 (Esri)	\$26,282
2020 Average Household Income and Householder Age 25-34 (Esri)	\$48,598
2020 Average Household Income and Householder Age 35-44 (Esri)	\$57,396
2020 Average Household Income and Householder Age 45-54 (Esri)	\$71,862
2020 Average Household Income and Householder Age 55-64 (Esri)	\$64,936
2020 Average Household Income and Householder Age 65-74 (Esri)	\$64,546
2020 Average Household Income and Householder Age 75+ (Esri)	\$57,993

2025 Household Income

2025 Average Household Income (Esri)	\$32,227
2025 Median Household Income (Esri)	\$27,518
2025 Average Household Income and Householder Age 15-24 (Esri)	\$50,649
2025 Average Household Income and Householder Age 25-34 (Esri)	\$62,607
2025 Average Household Income and Householder Age 35-44 (Esri)	\$78,533
2025 Average Household Income and Householder Age 45-54 (Esri)	\$70,974
2025 Average Household Income and Householder Age 55-64 (Esri)	\$72,068
2025 Average Household Income and Householder Age 65-74 (Esri)	\$62,542

Source: Esri



Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 10 mile radius

Prepared by: Property Commerce
Latitude: 30.70806
Longitude: -95.56354

Population

2020 Total Population (Esri)	58,446
2025 Total Population (Esri)	61,375
2020-2025 Population: Annual Growth Rate (Esri)	0.98%
2020 Median Age (Esri)	32.4
2025 Median Age (Esri)	33.7
2020 White Population Age 0-4 (Esri)	1,452
2020 White Population Age 5-9 (Esri)	1,376
2020 White Population Age 10-14 (Esri)	1,373
2020 White Population Age 15-19 (Esri)	2,750
2020 White Population Age 20-24 (Esri)	6,264
2020 Black/African American Population Age 0-4 (Esri)	743
2020 Black/African American Population Age 5-9 (Esri)	606
2020 Black/African American Population Age 10-14 (Esri)	623
2020 Black/African American Population Age 15-19 (Esri)	1,270
2020 Black/African American Population Age 20-24 (Esri)	2,101
2020 Asian Population Age 0-4 (Esri)	39
2020 Asian Population Age 5-9 (Esri)	24
2020 Asian Population Age 10-14 (Esri)	27
2020 Asian Population Age 15-19 (Esri)	58
2020 Asian Population Age 20-24 (Esri)	175
2020 Other Race Population Age 0-4 (Esri)	357
2020 Other Race Population Age 5-9 (Esri)	344
2020 Other Race Population Age 10-14 (Esri)	312
2020 Other Race Population Age 15-19 (Esri)	479
2020 Other Race Population Age 20-24 (Esri)	745
2020 Hispanic Population Age 0-4 (Esri)	901
2020 Hispanic Population Age 5-9 (Esri)	831
2020 Hispanic Population Age 10-14 (Esri)	684
2020 Hispanic Population Age 15-19 (Esri)	1,133
2020 Hispanic Population Age 20-24 (Esri)	1,779

Population by Race

2020 Hispanic Population (Esri)	11,563
2020 Hispanic Population (Esri) (%)	20%
2020 Black/African American Population (Esri)	13,733
2020 Black/African American Population (Esri) (%)	24%
2020 White Population (Esri)	37,252
2020 White Population (Esri) (%)	64%
2020 Asian Population (Esri)	777
2020 Asian Population (Esri) (%)	1%
2020 Other Race Population (Esri)	4,914
2020 Other Race Population (Esri) (%)	8%

Households

2020 Total Households (Esri)	19,237
2025 Total Households (Esri)	20,377
2020-2025 Households: Annual Growth Rate (Esri)	1.16%

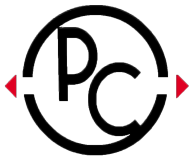
Family Households

2020 Total Family Households (Esri)	10,669
2025 Total Family Households (Esri)	11,262
2020-2025 Families: Annual Growth Rate (Esri)	1.09%

Daytime Population

2020 Total Daytime Population	51,501
2020 Daytime Population: Workers	20,521
2020 Daytime Population: Residents	30,980
2020 Daytime Population Density (Pop per Square Mile) (Esri)	164.1

Source: Esri



Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 10 mile radius

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Latitude: 30.70806
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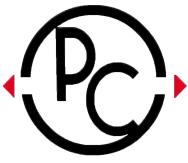
2020 Household Income

2020 Average Household Income (Esri)	\$57,754
2020 Median Household Income (Esri)	\$36,177
2020 Average Household Income and Householder Age 15-24 (Esri)	\$27,438
2020 Average Household Income and Householder Age 25-34 (Esri)	\$54,753
2020 Average Household Income and Householder Age 35-44 (Esri)	\$63,226
2020 Average Household Income and Householder Age 45-54 (Esri)	\$77,518
2020 Average Household Income and Householder Age 55-64 (Esri)	\$70,128
2020 Average Household Income and Householder Age 65-74 (Esri)	\$68,605
2020 Average Household Income and Householder Age 75+ (Esri)	\$58,413

2025 Household Income

2025 Average Household Income (Esri)	\$38,500
2025 Median Household Income (Esri)	\$28,908
2025 Average Household Income and Householder Age 15-24 (Esri)	\$28,908
2025 Average Household Income and Householder Age 25-34 (Esri)	\$57,478
2025 Average Household Income and Householder Age 35-44 (Esri)	\$69,766
2025 Average Household Income and Householder Age 45-54 (Esri)	\$85,624
2025 Average Household Income and Householder Age 55-64 (Esri)	\$77,489
2025 Average Household Income and Householder Age 65-74 (Esri)	\$76,734
2025 Average Household Income and Householder Age 75+ (Esri)	\$63,800

Source: Esri



Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 15 mile radius

Prepared by: Property Commerce
Latitude: 30.70806
Longitude: -95.56354

Population

2020 Total Population (Esri)	74,698
2025 Total Population (Esri)	78,317
2020-2025 Population: Annual Growth Rate (Esri)	0.95%
2020 Median Age (Esri)	35.3
2025 Median Age (Esri)	36.6
2020 White Population Age 0-4 (Esri)	1,830
2020 White Population Age 5-9 (Esri)	1,802
2020 White Population Age 10-14 (Esri)	1,833
2020 White Population Age 15-19 (Esri)	3,258
2020 White Population Age 20-24 (Esri)	6,762
2020 Black/African American Population Age 0-4 (Esri)	837
2020 Black/African American Population Age 5-9 (Esri)	709
2020 Black/African American Population Age 10-14 (Esri)	728
2020 Black/African American Population Age 15-19 (Esri)	1,425
2020 Black/African American Population Age 20-24 (Esri)	2,250
2020 Asian Population Age 0-4 (Esri)	41
2020 Asian Population Age 5-9 (Esri)	25
2020 Asian Population Age 10-14 (Esri)	33
2020 Asian Population Age 15-19 (Esri)	65
2020 Asian Population Age 20-24 (Esri)	181
2020 Other Race Population Age 0-4 (Esri)	394
2020 Other Race Population Age 5-9 (Esri)	377
2020 Other Race Population Age 10-14 (Esri)	347
2020 Other Race Population Age 15-19 (Esri)	524
2020 Other Race Population Age 20-24 (Esri)	813
2020 Hispanic Population Age 0-4 (Esri)	1,014
2020 Hispanic Population Age 5-9 (Esri)	939
2020 Hispanic Population Age 10-14 (Esri)	791
2020 Hispanic Population Age 15-19 (Esri)	1,293
2020 Hispanic Population Age 20-24 (Esri)	1,942

Population by Race

2020 Hispanic Population (Esri)	13,817
2020 Hispanic Population (Esri) (%)	19%
2020 Black/African American Population (Esri)	17,480
2020 Black/African American Population (Esri) (%)	23%
2020 White Population (Esri)	48,518
2020 White Population (Esri) (%)	65%
2020 Asian Population (Esri)	848
2020 Asian Population (Esri) (%)	1%
2020 Other Race Population (Esri)	5,742
2020 Other Race Population (Esri) (%)	8%

Households

2020 Total Households (Esri)	23,487
2025 Total Households (Esri)	24,893
2020-2025 Households: Annual Growth Rate (Esri)	1.17%

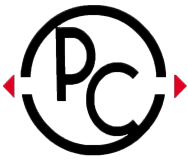
Family Households

2020 Total Family Households (Esri)	13,620
2025 Total Family Households (Esri)	14,385
2020-2025 Families: Annual Growth Rate (Esri)	1.10%

Daytime Population

2020 Total Daytime Population	62,959
2020 Daytime Population: Workers	25,183
2020 Daytime Population: Residents	37,776
2020 Daytime Population Density (Pop per Square Mile) (Esri)	89.1

Source: Esri



Property Commerce Demographics

259 I-45 S, Huntsville, Texas, 77340
Ring: 15 mile radius

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2020 Household Income

2020 Average Household Income (Esri)	\$60,973
2020 Median Household Income (Esri)	\$39,177
2020 Average Household Income and Householder Age 15-24 (Esri)	\$28,172
2020 Average Household Income and Householder Age 25-34 (Esri)	\$57,403
2020 Average Household Income and Householder Age 35-44 (Esri)	\$65,553
2020 Average Household Income and Householder Age 45-54 (Esri)	\$80,638
2020 Average Household Income and Householder Age 55-64 (Esri)	\$71,880
2020 Average Household Income and Householder Age 65-74 (Esri)	\$70,792
2020 Average Household Income and Householder Age 75+ (Esri)	\$57,930

2025 Household Income

2025 Average Household Income (Esri)	\$42,256
2025 Median Household Income (Esri)	\$29,788
2025 Average Household Income and Householder Age 15-24 (Esri)	\$60,521
2025 Average Household Income and Householder Age 25-34 (Esri)	\$72,577
2025 Average Household Income and Householder Age 35-44 (Esri)	\$89,441
2025 Average Household Income and Householder Age 45-54 (Esri)	\$79,870
2025 Average Household Income and Householder Age 55-64 (Esri)	\$79,384
2025 Average Household Income and Householder Age 65-74 (Esri)	\$63,705

Source: Esri