

# OFFERING MEMORANDUM

209 STATE HIGHWAY  
75 N, HUNTSVILLE,  
TX 77320

This prime location provides easy access for residents and businesses in the Huntsville area.

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# PROPERTY SUMMARY

209 State Highway 75 N, Huntsville, TX 77320

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**LEASE RATE:** \$2,800.00 per month

**NUMBER OF UNITS:** 1

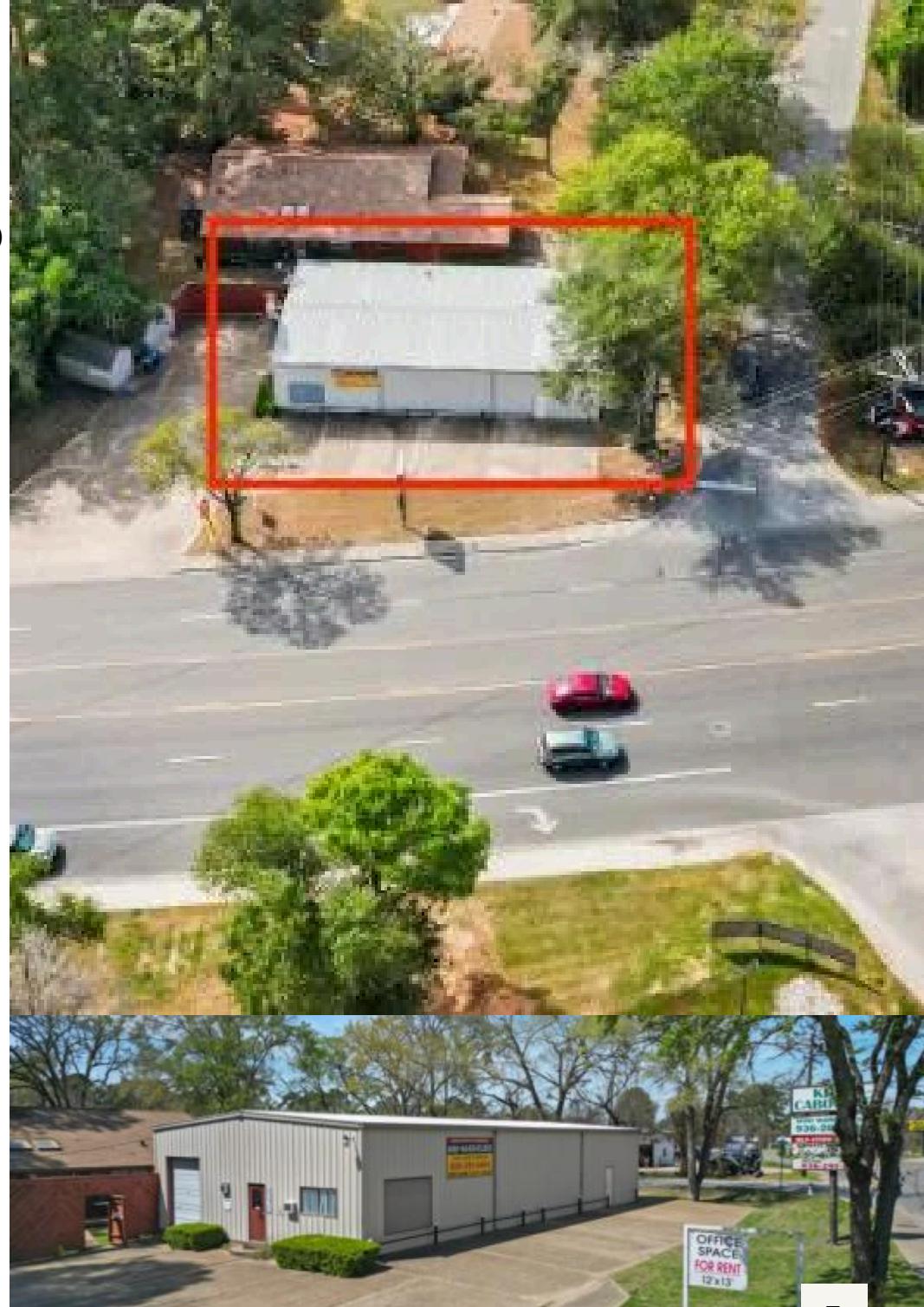
**PROPERTY TYPE:** Industrial

**AVAILABLE SF:** 3,035 SF

**BUILDING SIZE:** 3,000 SF

The facility is situated just three blocks north of Walgreens on Highway 75N, on the left side, one block before reaching Dollar General.

This prime location provides easy access for residents and businesses in the Huntsville area.



# PROPERTY HIGHLIGHTS

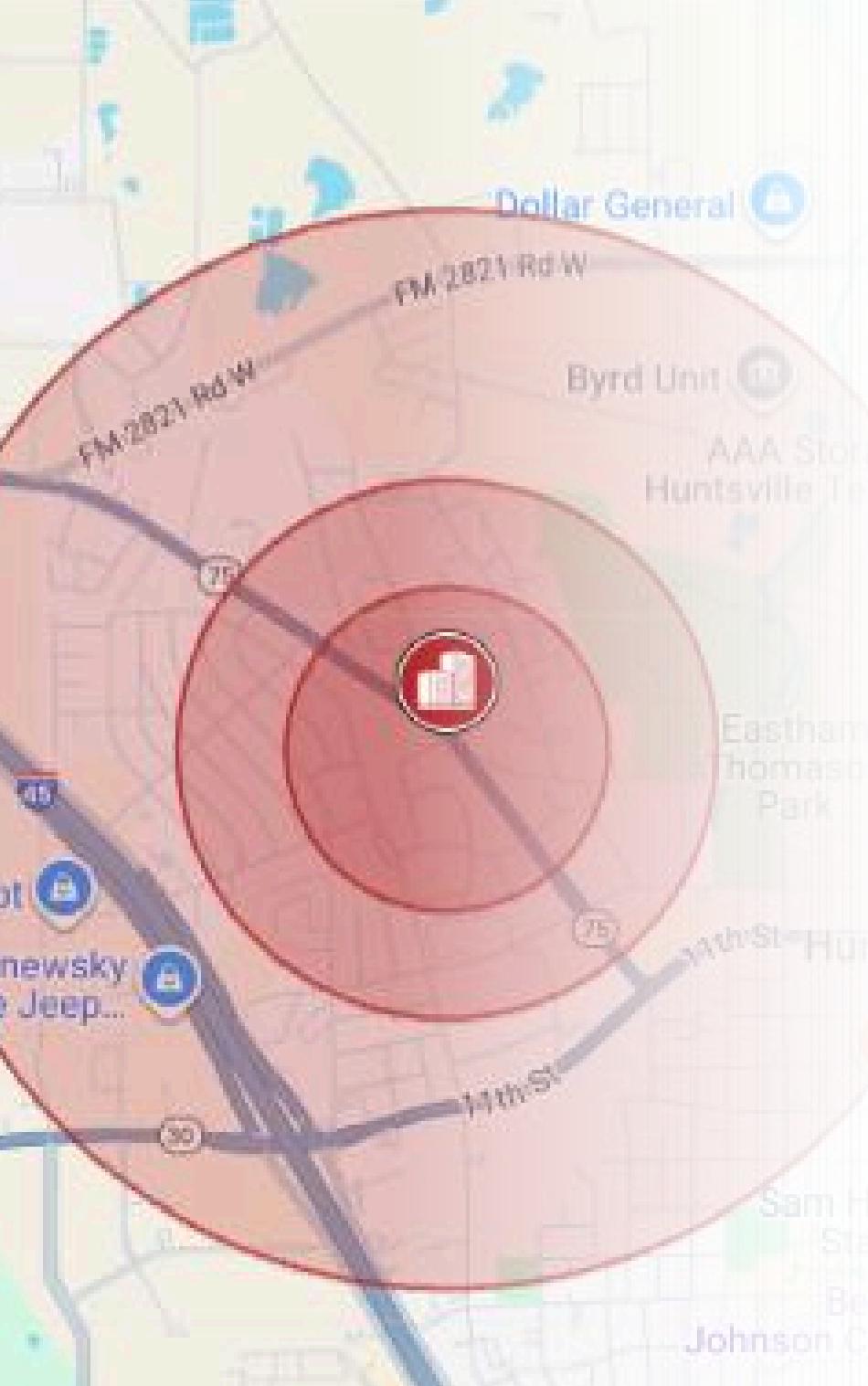
## Prime Warehouse Storage Space for Lease - High Traffic Count Off Hwy 75 in Huntsville

- High-visibility location with an average daily traffic count of 22,160 VPD
- Taxes: 3k and insurance: \$2,490 insurance : NNN: \$457.50 per month.
- Easy Access – Close proximity to I-45, offering seamless connectivity to Houston, Conroe, and beyond
- Business-Friendly Environment – Surrounded by retail, industrial, and service-oriented businesses
- Convenient Amenities – Nearby restaurants, shopping centers, and essential services
- Versatile Usage – Ideal for warehouse, retail, office, or service-based businesses
- This prime commercial space is an excellent opportunity for businesses seeking a strategic and high-exposure location. Contact us today for leasing details!



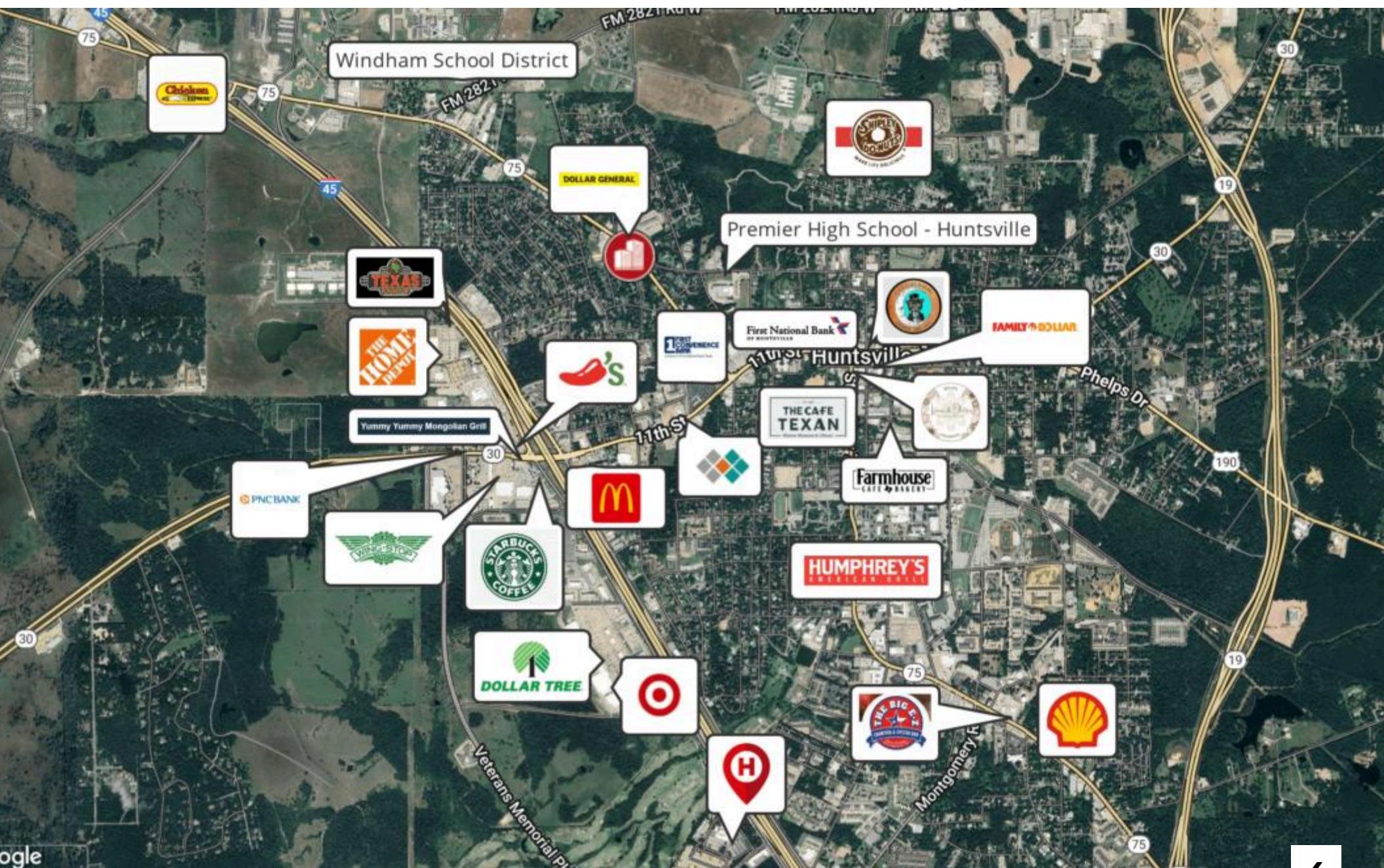
# AREA OVERVIEW

Located at 209 State Highway 75 N in Huntsville, Warehouse offers convenient storage solutions. The facility is situated just three blocks north of Walgreens on Highway 75N, on the left side, one block before reaching Dollar General.



	0.3 Miles	0.5 Miles	1 Miles
Total households	375	1,003	2,775
Total population	855	2,188	9,713
Persons per household	2.3	2.2	3.5
Average household income	\$50,859	\$50,137	\$65,589
Average house value	\$140,481	\$165,110	\$142,527
Average age	34	35	37
Average age male	35	35	37
Average age female	33	35	36

# RETAILER MAP





# THE COMMERCIAL PROFESSIONALS

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