

OFFERING MEMORANDUM

1399 FARM TO MARKET
1791, HUNTSVILLE,
TX 77340

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



THE COMMERCIAL
PROFESSIONALS

ADAM OLSEN, CCIM
713-614-2670
ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE
713-614-2670
GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

1399 Farm to Market 1791,
Huntsville, TX 77340

SALE PRICE: \$430,000

NUMBER OF UNITS: 2

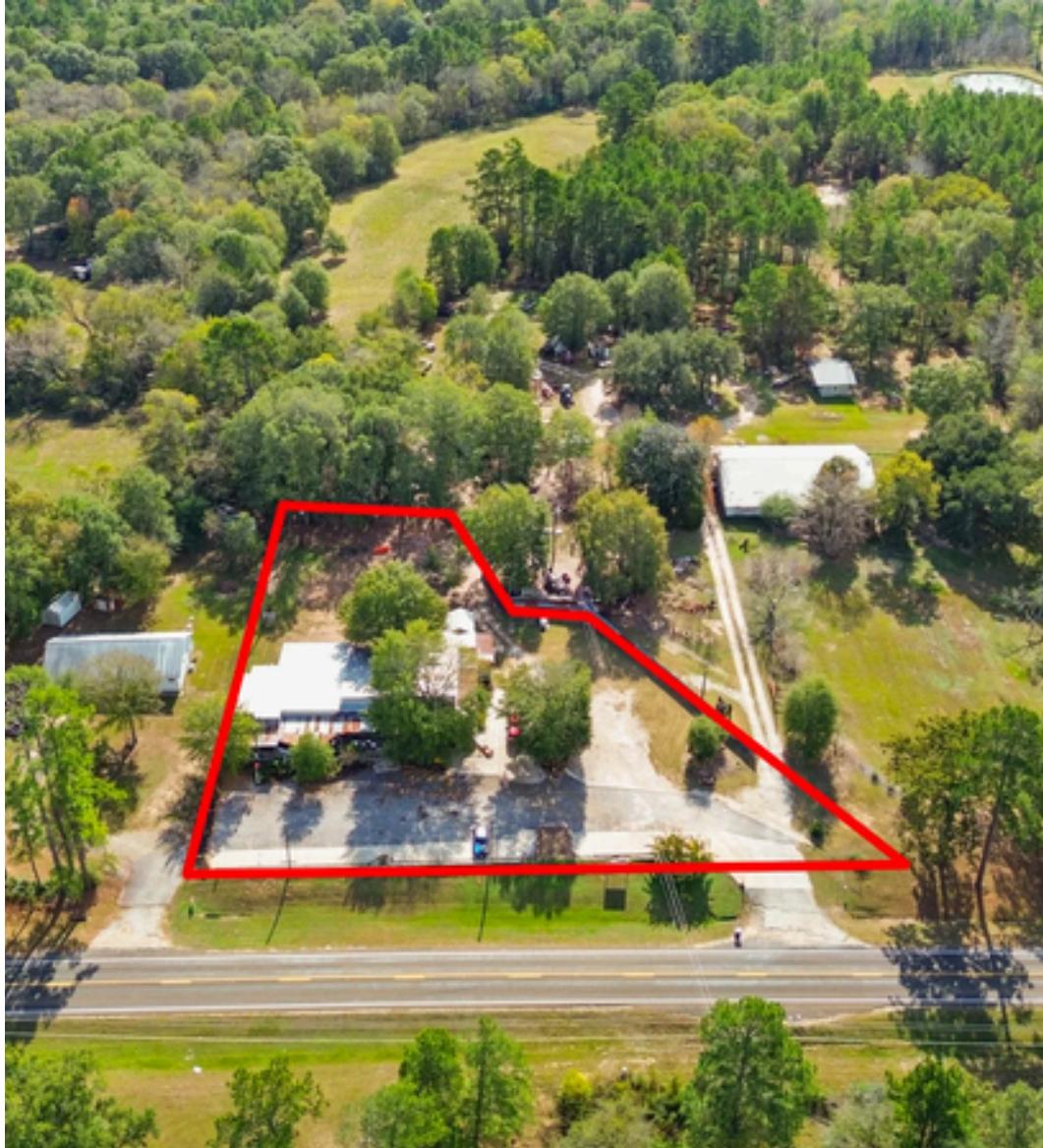
PROPERTY TYPE: Restaurant

LOT SIZE: 5 Acres

BUILDING SIZE: 3,388 SF

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.

With strong traffic flow along FM 1791, growing neighboring development, and reliable infrastructure, this Huntsville property is positioned for continued success.



PROPERTY HIGHLIGHTS

Fully Equipped Second-Generation Restaurant For Sale • High Traffic • Prime Huntsville Location

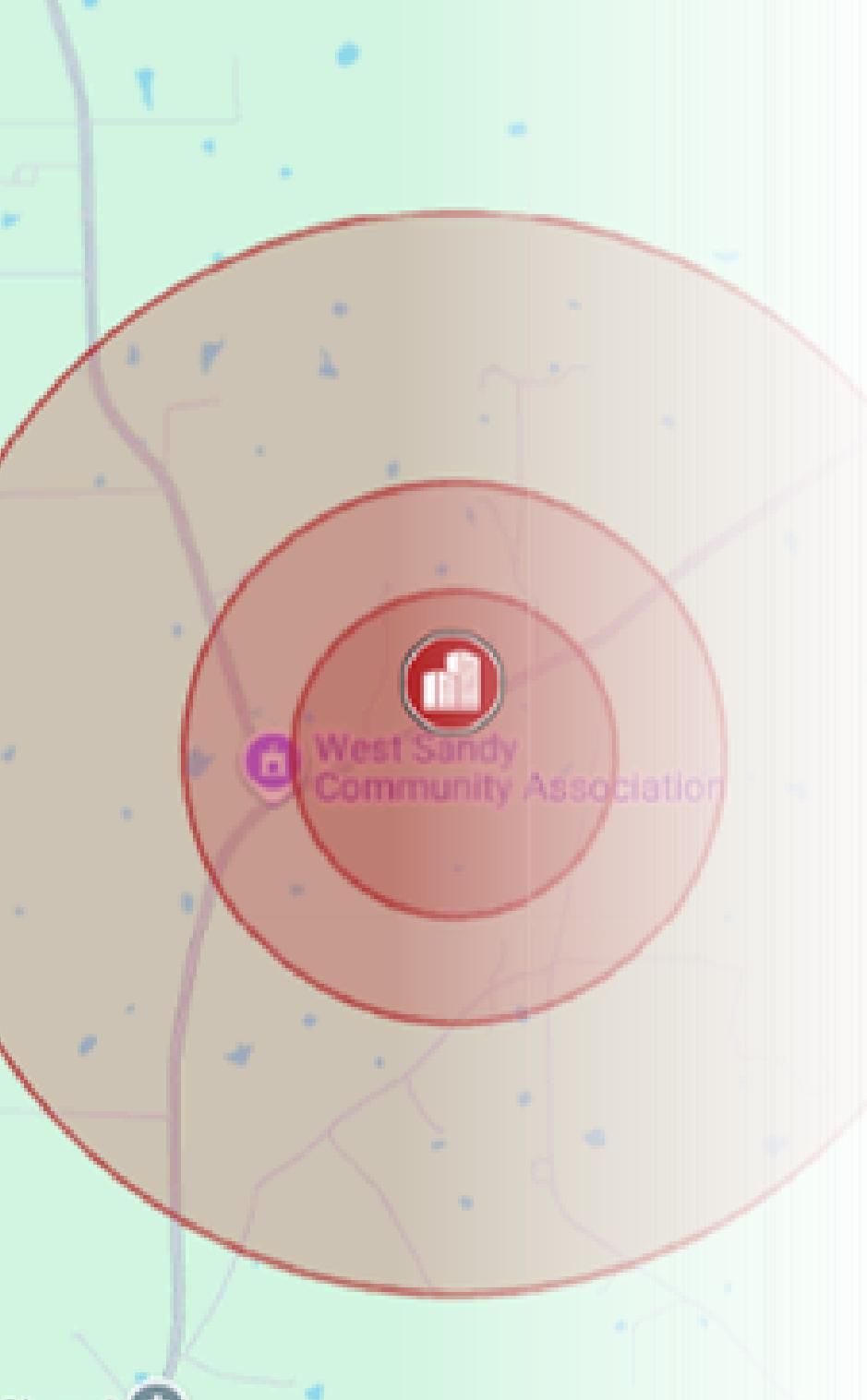
The property features a commercial kitchen that includes a vent hood and a walk-in cooler/freezer, with additional equipment available for purchase. The functional layout offers prep areas, service counters, and ample on-site parking to support dine-in, takeout, and catering operations. Its design is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

- Fully equipped, second-generation restaurant space with complete kitchen buildout
- Vent hood and walk-in cooler/freezer included; additional equipment available for purchase
- Ideal for fast-casual, dine-in, takeout, catering, or franchise concepts
- Spacious dining area, prep zones, and service counters designed for efficient workflow
- Ample on-site parking to support high-volume operations



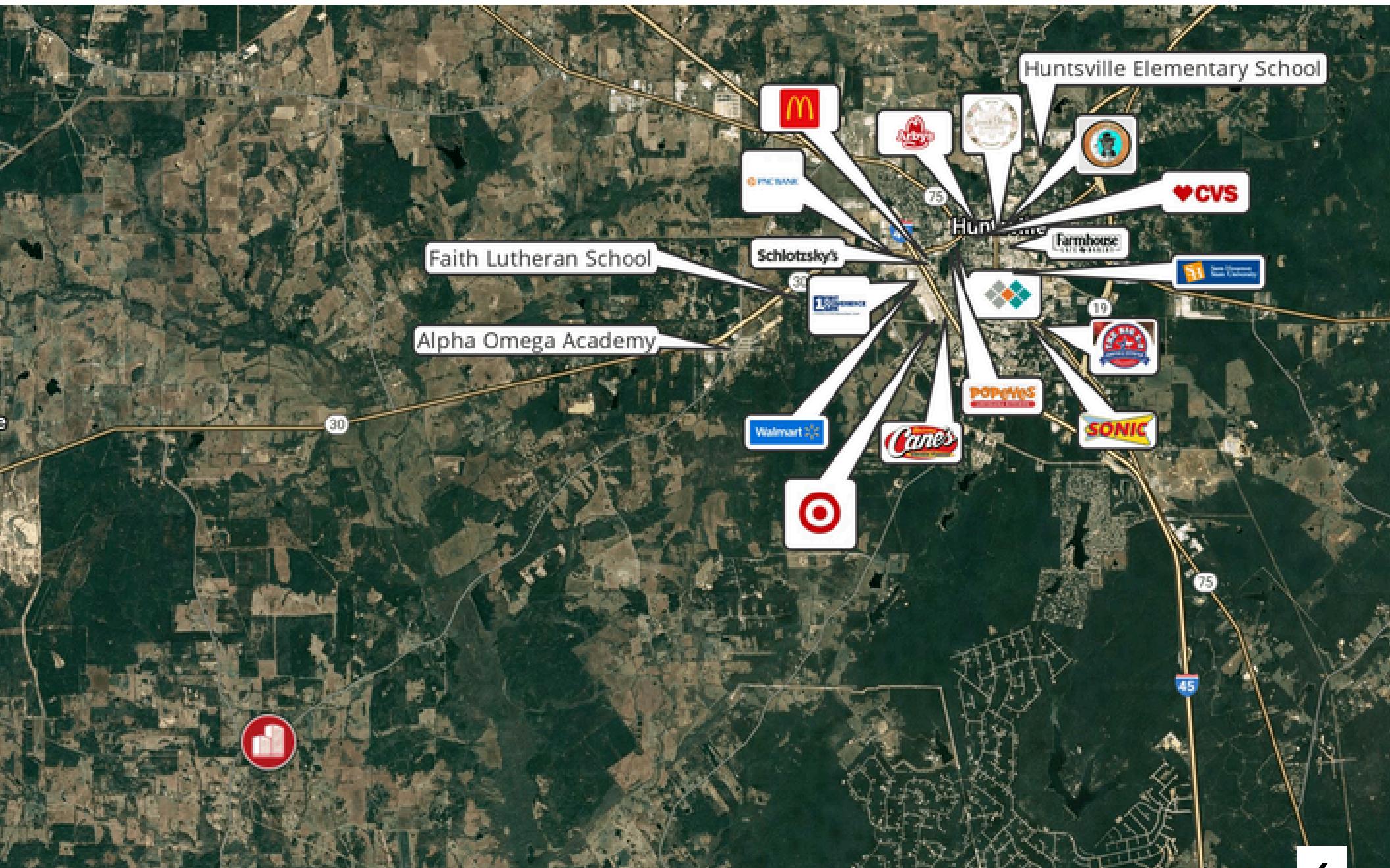
AREA OVERVIEW

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.



	0.3 Miles	0.5 Miles	1 Miles
Total households	3	10	33
Total population	7	26	91
Persons per household	2.3	2.6	2.8
Average household income	\$72,182	\$72,182	\$72,182
Average house value	\$281,184	\$281,184	\$281,184
Average age	43	43	43
Average age male	43	43	43
Average age female	43	43	43

RETAILER MAP





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