



OFFERING MEMORANDUM

TBD I-45, HUNTSVILLE,
TX 77340

Rapid Regional Growth: Located in a burgeoning area with ongoing commercial and residential developments, promising substantial return on investment.



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PROPERTY SUMMARY

TBD I-45, Huntsville , TX 77340

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SALE PRICE: Subject To Offer

YEAR BUILT: 1975

PROPERTY TYPE: Land

LOT SIZE: 103.6 Acres

- Infrastructure Enhancements: Proximity to planned infrastructure projects, including the I-45 Central Walker County Project, aimed at improving traffic flow and accessibility.
- Development Opportunities: Ideal for investors aiming to capitalize on the increasing demand for commercial spaces in a thriving market.
- Minutes from many major retailers (Target, Kroger, HEB, Fredmys, Panda Express, Dollar Tree, Chick Fil A, Whataburger, Olive Garden, Buffalo Wild Wings, and more)



PROPERTY HIGHLIGHTS

103 Acres – Prime Retail, Industrial, or Mixed-Use Development Opportunity

- Size: Expansive 103-acre parcel, ideal for large-scale mixed-use commercial development.
- Public Utilities Available: Access to essential services, including water, sewer, gas, and electricity, facilitating streamlined development.
- Zoning Potential: Suitable for a variety of commercial uses, such as retail centers, office complexes, hospitality venues, and more.
- Unmatched Visibility: Extensive frontage on two major thoroughfares ensures consistent exposure to thousands of daily commuters.
- High Traffic Volume: Benefit from 4,775 VPD on Veterans Memorial Parkway and 59,600 VPD on I-45, making it an ideal location for commercial development.
- Rapid Regional Growth: Located in a burgeoning area with ongoing commercial and residential developments, promising substantial return on investment.
- MASTERPLAN Community: Legacy Pines is a large-scale planned development spanning approx 1,140.87 acres
- MASTERPLAN Community: The Ridge is a large-scale planned development spanning approx 900 acres

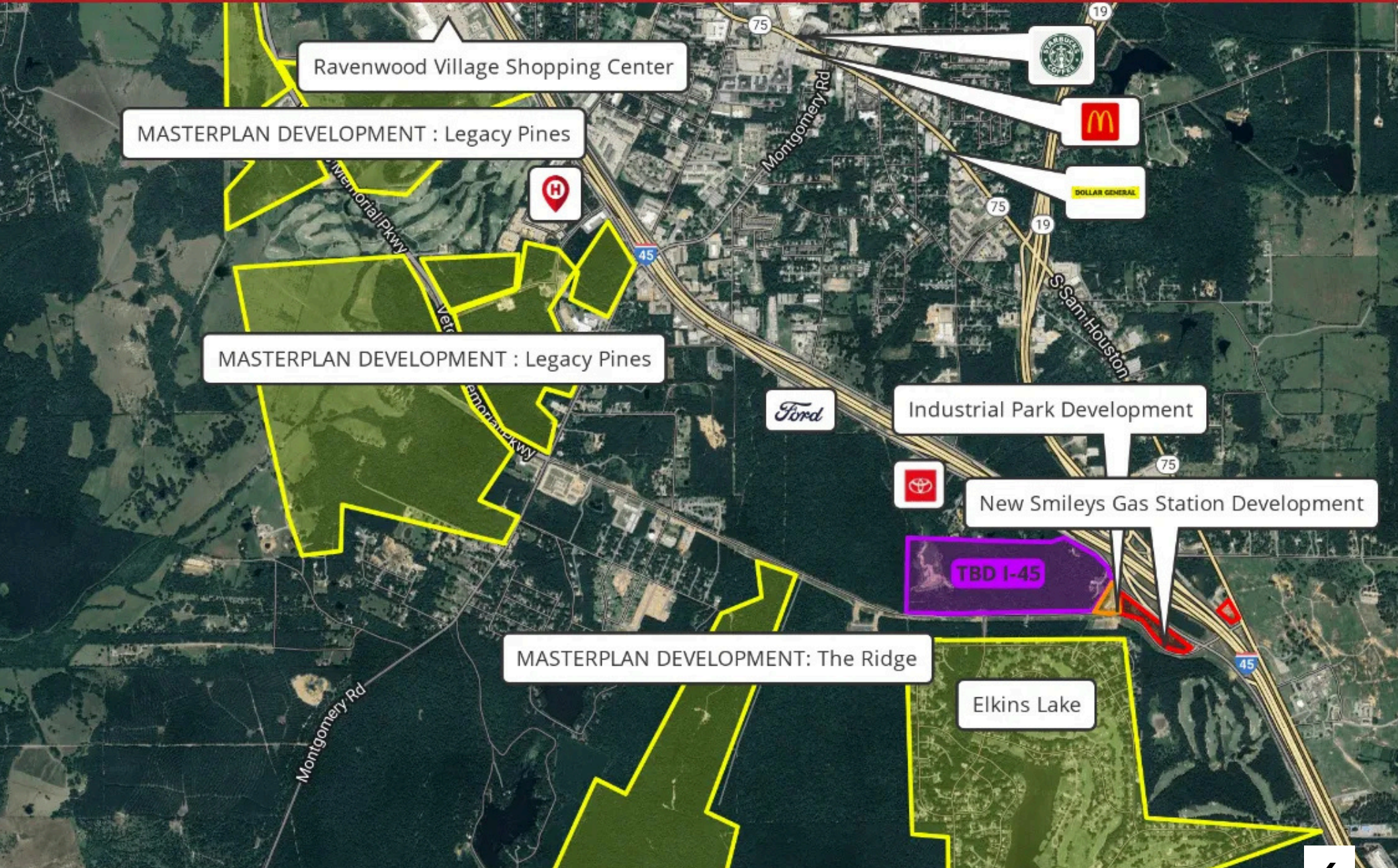


AREA OVERVIEW

Strategically Positioned: Situated directly off Veterans Memorial Parkway and I-45 in Huntsville, TX, offering exceptional accessibility and visibility.

	0.3 Miles	0.5 Miles	1 Miles
Total households	387	1,254	4,372
Total population	823	2,716	9,898
Persons per household	2.1	2.2	2.3
Average household income	\$37,390	\$40,502	\$36,441
Average house value	\$92,595	\$114,968	\$147,025
Average age	31	31	29
Average age male	30	30	29
Average age female	31	31	30

RETAILER MAP





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ACCESS SECURE DOCUMENTS HERE

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