



GABE RODARTE

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

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

PRIME I-45 COMMERCIAL OPPORTUNITY

684 INTERSTATE 45 S | HUNTSVILLE, TX 77340



OFFERING SUMMARY

FOR SALE

\$11.37 SF/YR (GROSS)

LEASE RATE

PROPERTY TYPE

RETAIL/SHOP

LOT SIZE

5,281 SF

PROPERTY HIGHLIGHTS

- Prime Interstate 45 frontage and visibility
- High-traffic commercial corridor
- Easy access to Houston and North Texas markets
- Near major retailers, dining, and services
- Flexible potential for office, industrial, retail, or mixed commercial use
- Minutes from Sam Houston State University and downtown Huntsville

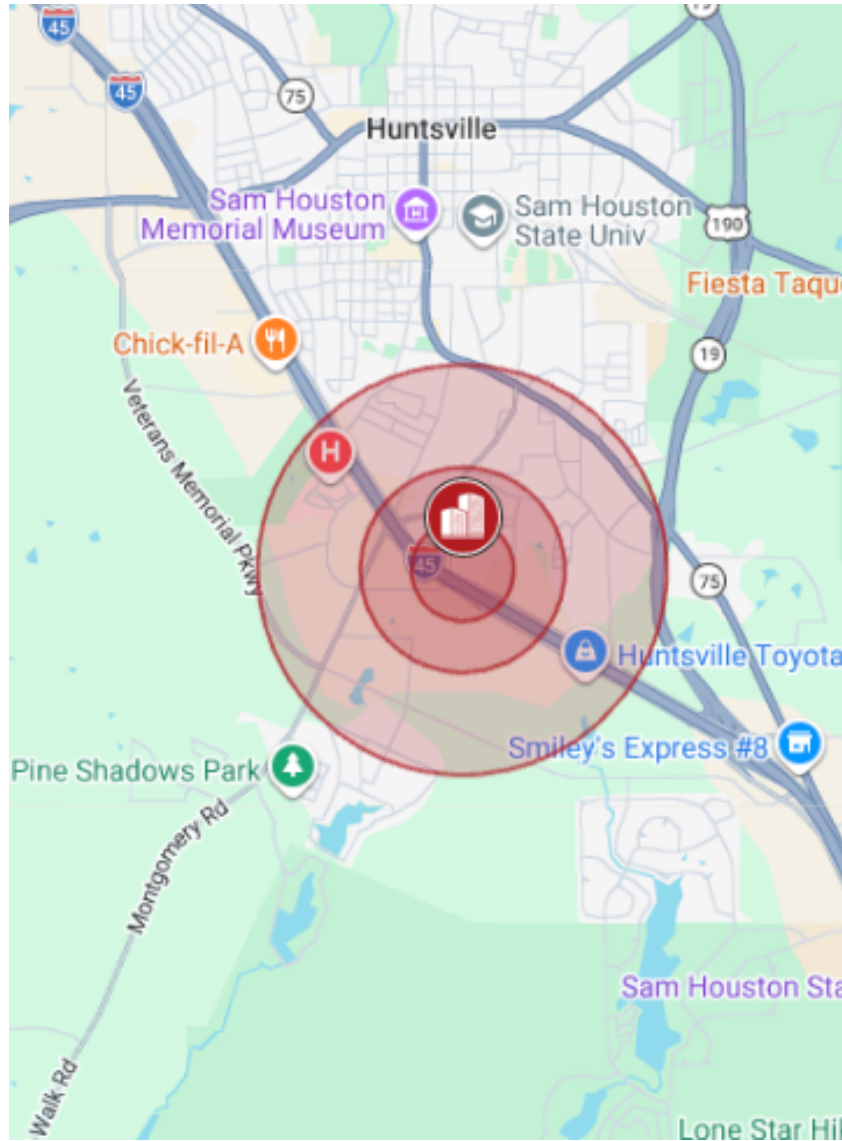
Aerial Map



Property Photos



Demographics



684 I-45 is strategically positioned along Interstate 45 South in one of Huntsville's most active commercial corridors. The property offers exceptional interstate visibility, convenient feeder-road access, and strong exposure to regional traffic traveling between Houston and Dallas. Located just minutes from downtown Huntsville, Sam Houston State University, and major national retailers, the area continues to experience steady commercial and residential growth.

Surrounded by established businesses, restaurants, hotels, and expanding retail development, the location provides excellent accessibility for office, industrial, retail, or service-oriented users. Huntsville's growing population, university presence, and proximity to the Houston metro area make this corridor an attractive destination for investment and long-term business growth.

	1 Mile	3 Miles	5 Miles
Total population	144	432	720
Workday Population	23	227	615
Total household	43	129	215
Average household income	\$89,093	\$267,279	\$445,465
Average age	36.1	108.3	180.5
Male Population	75	225	375
Female Population	71	213	355

Demographics data derived from AlphaMap

Market Overview

Steady Demographic and Local Expansion

Huntsville, Texas, enters mid 2026 showing signs of healthy, consistent growth as a vital hub in Walker County. Located roughly 70 miles north of Houston along the Interstate 45 corridor, the city population has surpassed 51,300 residents, representing an approximate 11.9% increase since 2020. This steady demographic influx is driving a period of active local expansion, creating a resilient local economy that balances its deep historical roots with modern suburban development.

Institutional Anchor and Economic Drivers

A cornerstone of Huntsville economic stability is its position as a major institutional anchor for the region. The city is home to Sam Houston State University, which continuously injects a vibrant student population and professional workforce into the local ecosystem, alongside major state operations and healthcare facilities. These large scale employers provide a consistent foundation for consumer spending, shielding the local market from the more volatile economic fluctuations experienced by larger metropolitan areas.

Real Estate Market Rebalancing

The Huntsville housing market in 2026 is transitioning into a much more balanced and accessible environment for buyers compared to the intense competition of recent years. Total housing inventory has improved notably across Walker County, giving buyers increased negotiating leverage and breathing room, with properties averaging around 65 days on the market. The median home value has stabilized near \$256,178, allowing first time buyers and seasoned real estate investors to find attractive options across multiple price points.

Strategic Location and Future Outlook

From an investment perspective, Huntsville benefits immensely from its strategic position as a gateway between the Greater Houston area and East Texas. The local commercial and residential sectors are seeing targeted growth fueled by new infrastructure projects, roadway improvements, and rising demand for both single family rentals and multi family housing. Backed by a steady annual growth rate of 1.81% and a business friendly municipal environment, Huntsville offers strong long term fundamentals for capital preservation and steady market appreciation.



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