

OFFERING MEMORANDUM

528 13TH ST,
HUNTSVILLE, TX 77340

0.11 acres of unrestricted land awaits
your vision at the corner of Ave F &
13th Street, offering a versatile
canvas for development.



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

528 13th St. Huntsville, TX 77340

SALE PRICE: \$40,000

PROPERTY TYPE: Land

BUILDING SIZE: 6,191 SF

0.11 acres of unrestricted land awaits your vision at the corner of Ave F & 13th Street, offering a versatile canvas for development. Situated within walking distance to Elliott T Bowers Stadium and the Sam Houston State University campus, this prime location pulses with the energy of a bustling city.

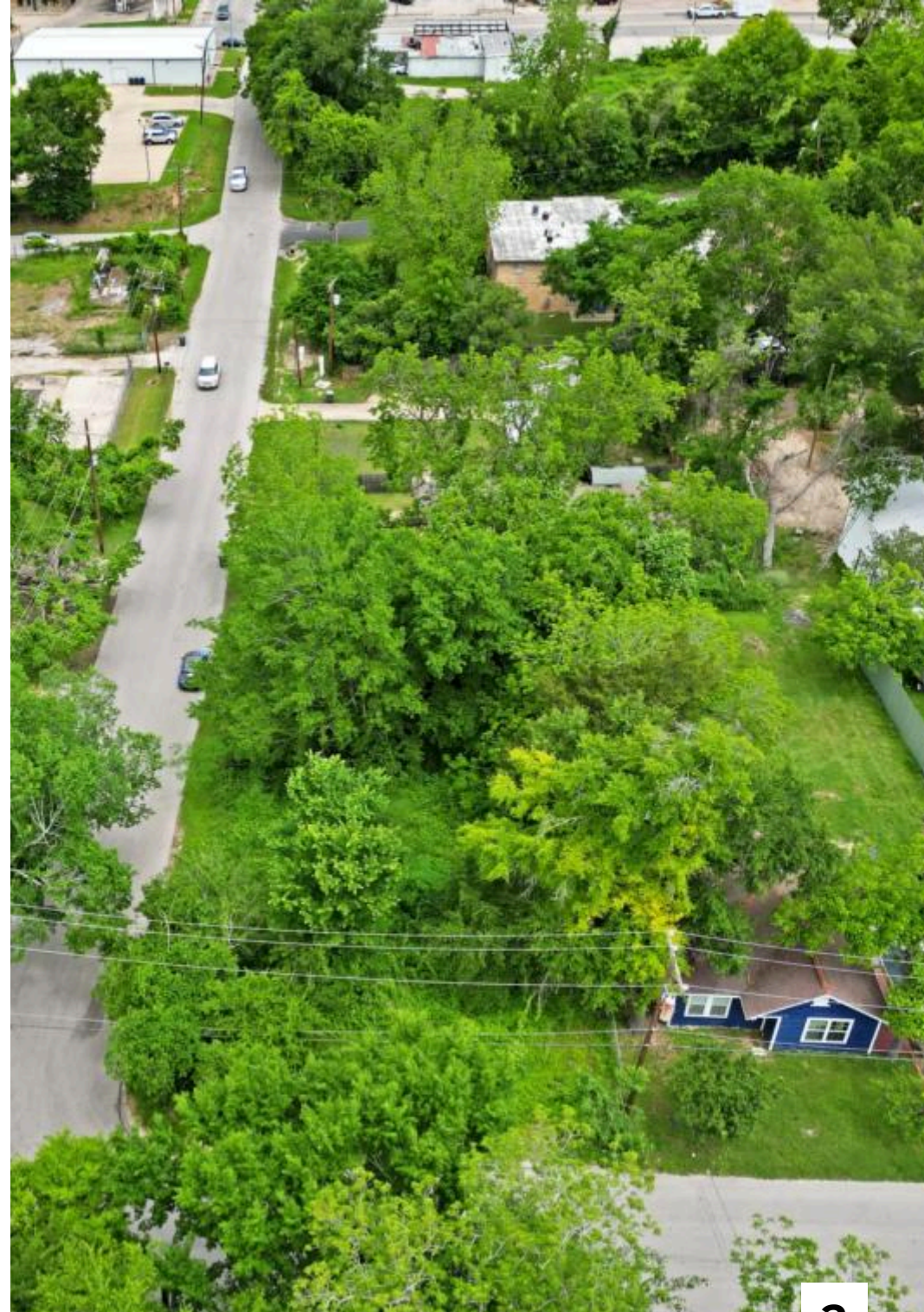


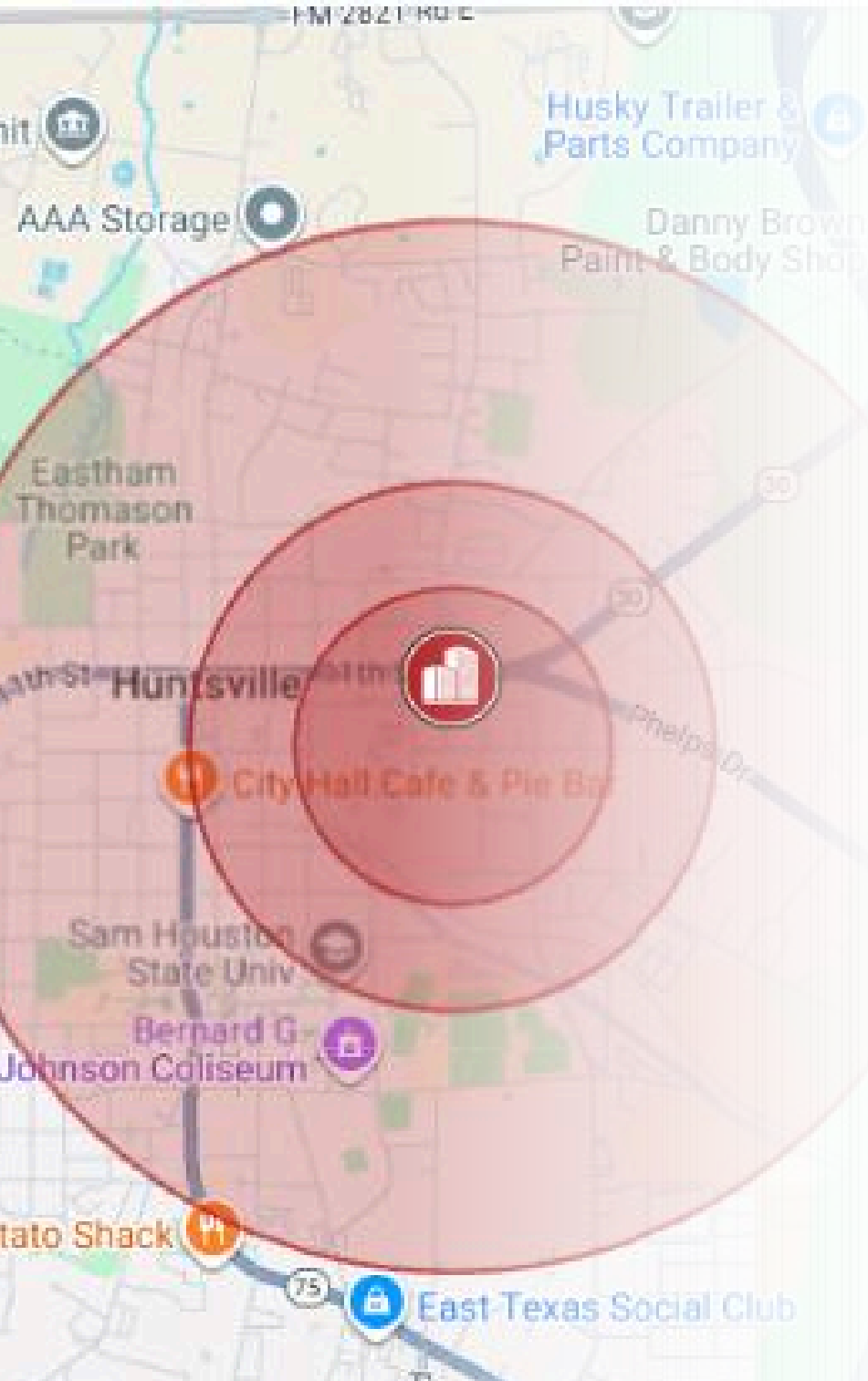
PROPERTY HIGHLIGHTS

Unrestricted Lot Near Bustling College Campus!

Whether you envision a commercial endeavor or a residential oasis, this build-to-suit lot caters to your aspirations. Surrounded by an array of city amenities, from dining to entertainment, it presents an enticing investment opportunity in the heart of activity. Seize the chance to craft your dream project in this dynamic locale.

- Walking distance to Sam Houston State University
- Surrounded by bustling local amenities
- Close proximity to I-45, Hwy 190, TX-75, and TX-19
- 0.1 Mile off of TX-19 (AADT 10,840)
- Corner lot with commercial and residential capabilities
- Unrestricted land - build to suit!



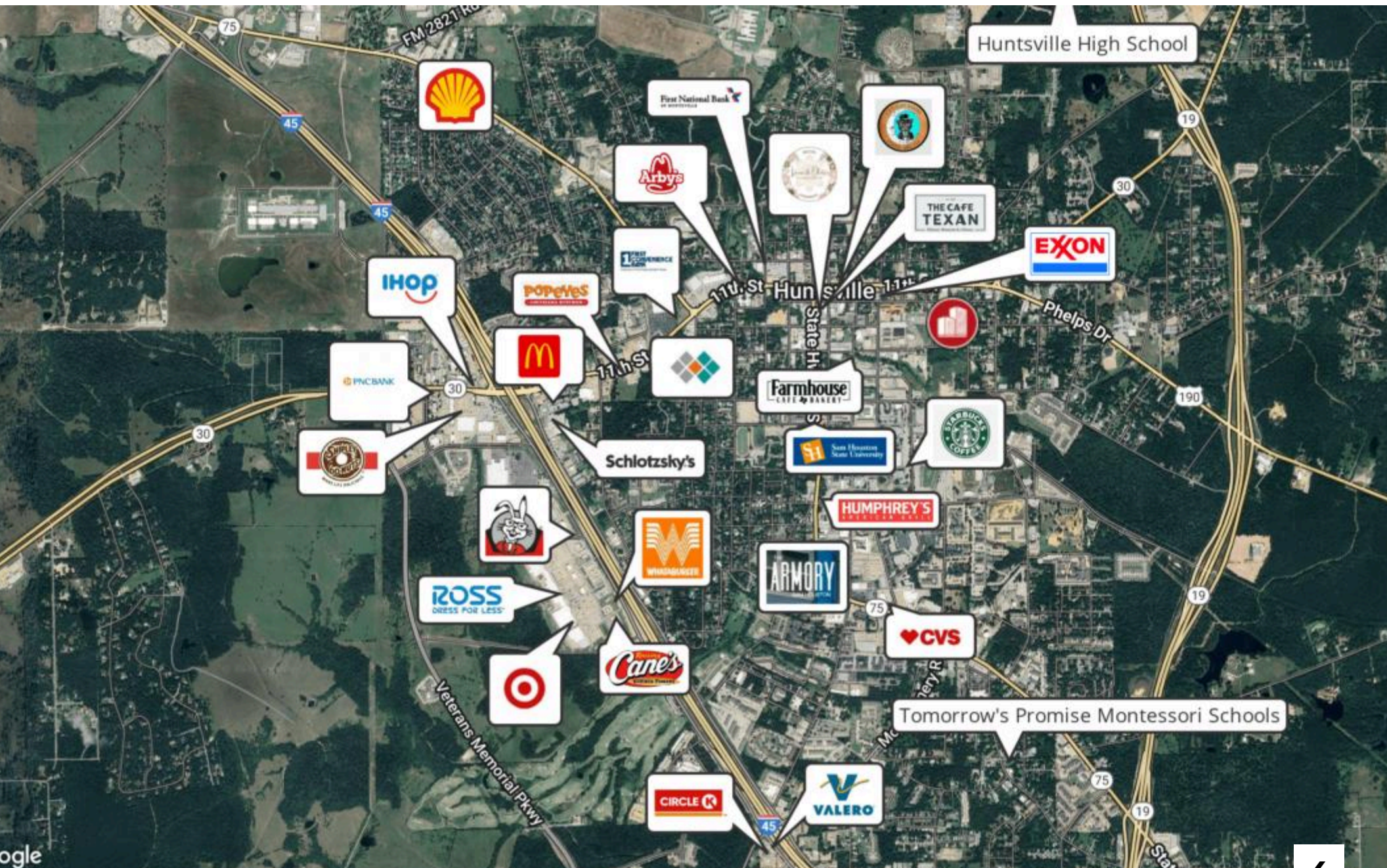


AREA OVERVIEW

Located in bustling Huntsville, TX, this vacant lot boasts a prime location within walking distance from Sam Houston State University. Situated just off Hwy-190, it offers easy access to major thoroughfares such as TX-75, I-45, and TX-19, enhancing connectivity and visibility for potential businesses. With its strategic positioning and proximity to a prominent educational institution and local amenities, this lot presents an excellent opportunity for commercial development in a thriving area.

	0.3 Miles	0.5 Miles	1 Miles
Total households	186	681	3,177
Total population	2,214	3,975	11,808
Persons per household	11.9	5.8	3.7
Average household income	\$40,431	\$37,172	\$33,821
Average house value	\$122,689	\$108,128	\$114,540
Average age	40	34	30
Average age male	0	0	0
Average age female	0	0	0

RETAILER MAP



An aerial photograph of a residential neighborhood, showing houses, trees, and a street. A diagonal line splits the image from the top right to the bottom left. The left side is darkened, and the right side is in natural color. The company logo is overlaid on the darkened area.

THE COMMERCIAL **PROFESSIONALS**

ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

WWW.THECOMMERCIALPROFESSIONALS.COM