



**130 I-45 NORTH
HUNTSVILLE, TEXAS**
2,392 SQUARE FEET | 1.22 ACRES



130 I-45 NORTH



Prime I-45 Commercial Opportunity - 1.22 Acres with Flexible Office/Retail Space
This highly visible 1.22-acre tract along I-45 offers excellent location and flexibility for investors or business owners. The existing commercial building was originally designed as a restaurant and has been thoughtfully converted into office space—while still retaining the full kitchen and equipment. This unique setup allows for multiple future uses, from professional offices to food service or retail. Conveniently situated adjacent to larger 4-acre and 5.298-acre tracts (also available), this property provides options for expansion without sacrificing prime frontage or accessibility. With outstanding visibility, high traffic counts, and versatile improvements already in place, this tract is an outstanding opportunity in a growing corridor.



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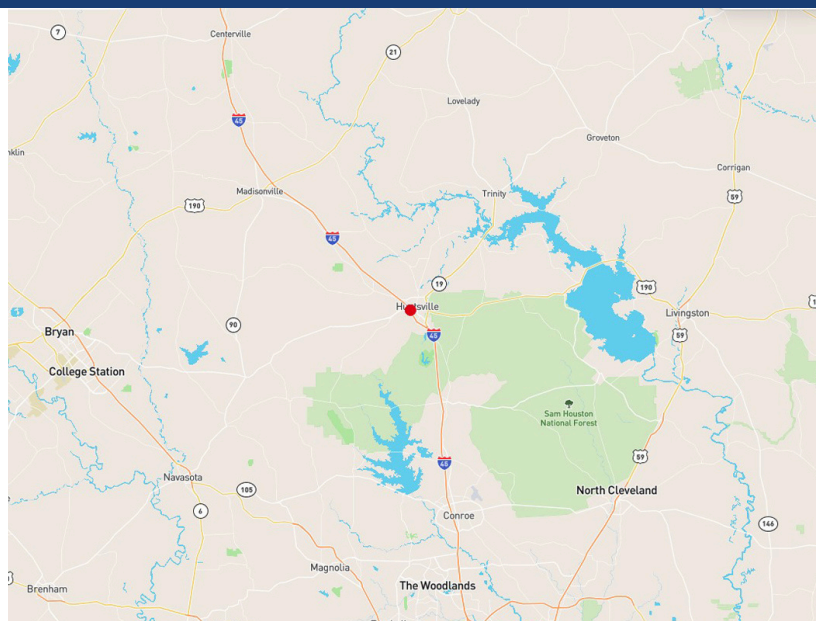
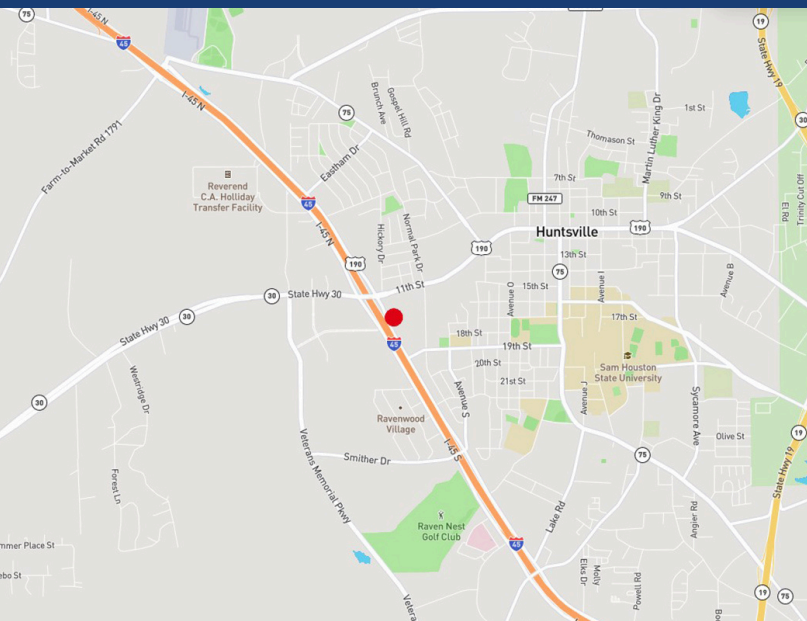
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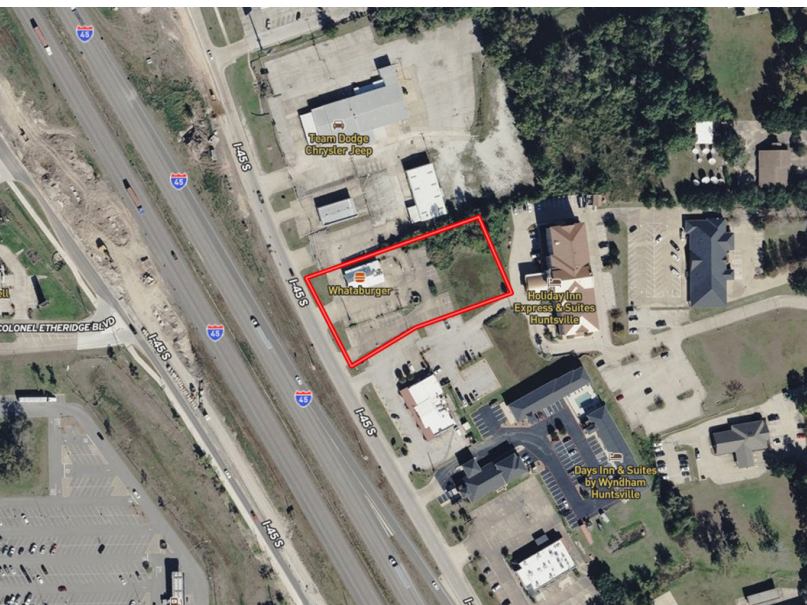
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Directions: From Houston, take I-45 North to exit 116, and the property will be on the right.



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