

OFFERING MEMORANDUM

I-45 S., HUNTSVILLE,
TX 77340

Discover two versatile 1,800 SF commercial suites located just off I-45 South, offering exceptional visibility, strong traffic counts, and a layout ready for full customization.



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PROPERTY SUMMARY

I-45 S., Huntsville, TX 77340

LEASE RATE:	\$25 Per Sq. Ft.
AVAILABLE SF:	1,800 SF
LOT SIZE:	235,970 SF
BUILDING SIZE:	Two - 1,800 SQ. FT. Suites
PROPERTY TYPE:	Retail, Service businesses, QSR, Office Use

Discover two versatile 1,800 SF commercial suites located just off I-45 South, offering exceptional visibility, strong traffic counts, and a layout ready for full customization. The spaces provide a functional design that can be adapted to meet a wide range of operational needs.

With convenient ingress/egress, steady exposure to commuters, and adjacency to well-known national food partners, this location is ideal for businesses seeking a strategic, high-traffic corridor with outstanding accessibility.



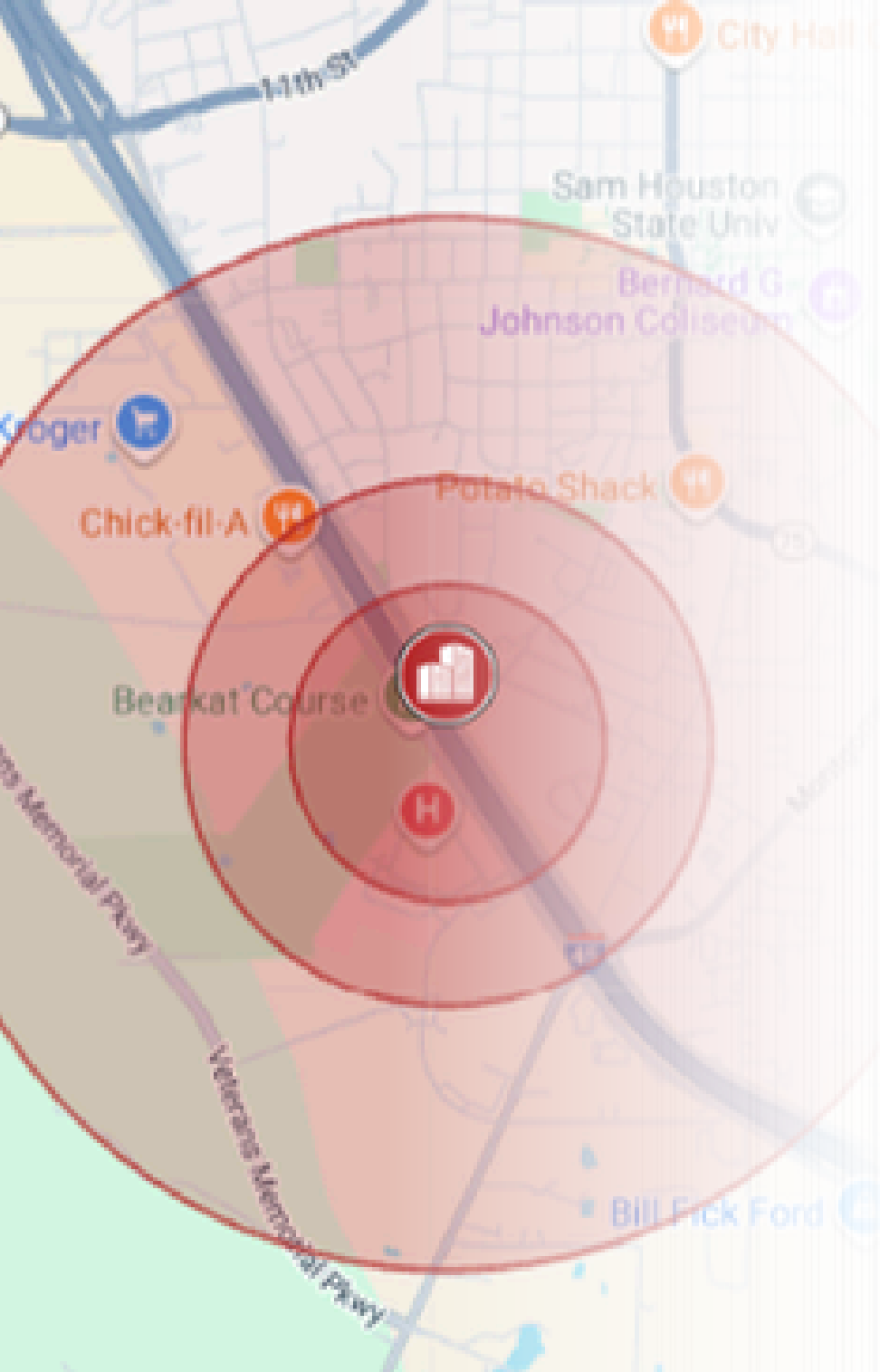
PROPERTY HIGHLIGHTS

Prime Retail Spaces for Lease | Two Adjacent 1,800 SF Suites | High-Visibility Location

A key advantage of this site is its immediate proximity to the Shell Travel Center (opening soon), which features Pizza Hut, Baskin-Robbins, and Big Madre. These established brands will draw consistent daily traffic from both local residents and highway travelers—creating excellent cross-traffic opportunities for new tenants.

- Two 1,800 SF commercial suites with flexible, customizable layouts
- Adjacent to Shell Travel Center featuring Pizza Hut, Baskin-Robbins, and Big Madre
- Prime location just off I-45 South
- High-traffic corridor with strong daily visibility
- Ideal for retail, service businesses, QSR, or office use
- Easy ingress and egress for customers and employees
- Surrounded by growing residential and commercial development
- Convenient regional access for commuters, students, and travelers
- Strong co-tenant synergy and built-in customer traffic





AREA OVERVIEW

Located in Walker County near Huntsville, TX, this property provides convenient access to FM 1374 and I-45, offering quick connectivity to nearby residential communities, Sam Houston State University, and local amenities. The surrounding area includes rural tracts, light commercial development, and growing residential neighborhoods—positioning this site well for future retail, service, or office use.

	0.3 Miles	0.5 Miles	1 Miles
Total households	512	1,444	4,391
Total population	1,089	2,943	9,987
Persons per household	2.1	2	2.3
Average household income	\$37,558	\$36,553	\$34,902
Average house value	\$96,628	\$112,298	\$140,179
Average age	31	31	30
Average age male	30	30	29
Average age female	31	31	30

RETAILER MAP



An aerial photograph of a commercial property. A large, light-colored industrial building with a flat roof is the central focus, outlined in a thick red line. To the right of the building is a large, cleared area of reddish-brown earth. The property is bordered by a road and a dense line of trees. In the background, more trees and some distant buildings are visible under a clear sky.

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