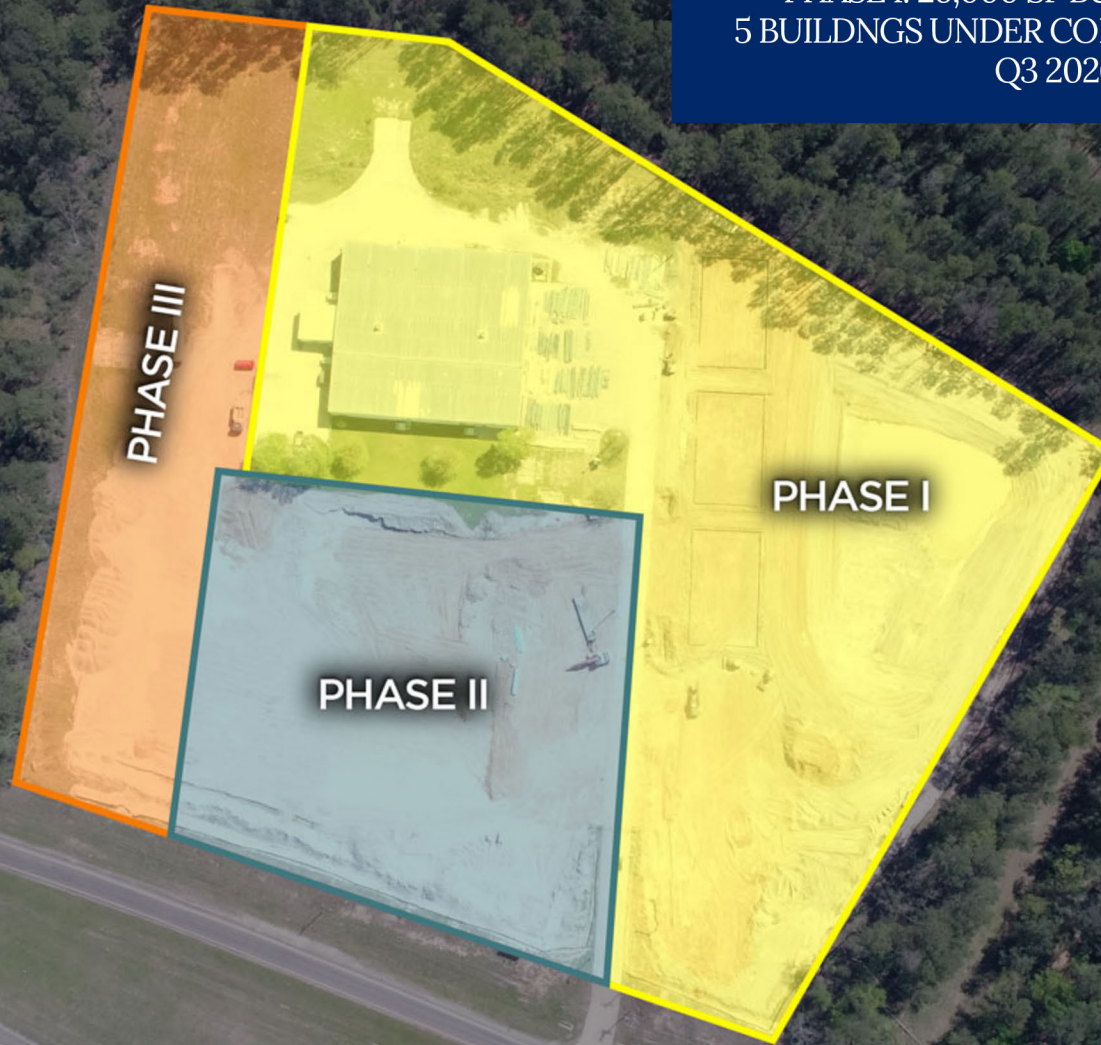


NOW PRE-LEASING!

PHASE I: 26,000 SF BUILDING AVAILABLE NOW
5 BUILDINGS UNDER CONSTRUCTION 6,000 SF EACH
Q3 2026 DELIVERY



INDUSTRIAL/RETAIL/ OFFICE FOR SALE/LEASE
ELION INDUSTRIAL BUSINESS PARK
500 HIGHWAY 19 | HUNTSVILLE, TX 77340



PROPERTY OVERVIEW



OFFERING SUMMARY

SALE PRICE	CALL FOR PRICING
LEASE RATE	NEGOTIABLE
BUILDING SIZES	6,000 - 15,000 SF
LOT SIZE	13.89 ACRES

PHASE I Q3 2026 DELIVERY	26,000 SF Existing Building
	5 Buildings x 6,000 SF
PHASE II	4 Planned x 6,000 SF
	2 Proposed x 6,000 SF
PHASE III	BTS Opportunity
	16,000+ SF

PROPERTY HIGHLIGHTS:

- 2,000 - 100,000+ SF Spaces Available
- Industrial/ Retail/ Office Warehouse
- 13.89 Total Acres
- 3 Phase Power
- Metal Construction
- 15'-20' Clear Height
- Grade Level Loading
- 12x14 Overhead Doors
- Office Build-to-Suit
- HVAC Available for Warehouse Space
- High Speed Data
- Ample Parking
- Natural Gas Available for some Units

PROPERTY AERIAL



MARKET OVERVIEW

HUNTSVILLE - MARKET OVERVIEW



Huntsville's community and business leadership should recognize that the community lies directly in the path of growth—bringing with it both great opportunities and challenges. Future expansions in business and housing are the obvious opportunities. In addition, the projected growth in the size of SHSU's student body will continue to present opportunities, as well as challenges. Protecting the community's quality of life, promoting the prosperity of its citizens, and diversifying the tax base will be Huntsville's greatest challenges in the coming years.

In other words, managing the Huntsville's growth and maximizing development opportunities will be the key to promoting long-term economic growth and vitality. Road Improvements: The construction of the 6 miles widening project, Segment 1B of IH 45 from 0.5 miles north of Vick Springs Road to 0.3 miles north of SH 19 is under way.

This project will widen IH 45 to six lanes and will replace the SH75 Bridge and southbound SH 19 Flyover. During the 3-year project, multiple lane shifts and relocation of traffic will take place at various times to accommodate construction activity. Employment: Huntsville is a prime location for business owners optimally positioned on the I-45 corridor between Houston & Dallas. This charming community is also home to Sam Houston State University, one of the fastest growing universities in the state, which provides the city with a continuous pool of talented graduates entering the workforce.

The area's major employers quickly reveals that Huntsville's economy is strongly dependent on state and local government. For example, the community's top three employers (1000+ workers) are TDCJ, SHSU, and the Huntsville ISD. Other major public sector employers include, Walker County, Educational Service Center Region VI, and the City of Huntsville. Huntsville Memorial Hospital is the community's largest private sector employer, followed by Walmart.

Population Growth: Huntsville, Texas's estimated population is 41,277 according to the most recent United States census estimates with an average growth rate of 0.84% from 2013 to 2017. Huntsville, Texas is the 80th largest city in Texas based on official 2017 estimates from the US Census Bureau.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date