

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

OFFICE SPACE FOR LEASE

929 UNIVERSITY AVE | HUNTSVILLE, TX 77320



OFFERING SUMMARY

LEASE RATE

\$3,000.00 PER MONTH

PROPERTY TYPE

OFFICE

NUMBER OF UNITS

1

LOT SIZE

21,261 SF

BUILDING SIZE

6,727 SF

PROPERTY HIGHLIGHTS

Discover a prime lease opportunity at 929 University Avenue, featuring a well-designed office space perfect for a variety of professional uses. With a practical layout and dedicated work areas, this space is ideal for businesses seeking a flexible, efficient, and accessible commercial location.

This location benefits from strong traffic counts, a steady flow of university students and faculty, and proximity to retail, dining, and service amenities. With its central placement in a thriving and growing market, the site is well positioned for professional offices, service providers, or businesses seeking a convenient and high-exposure address in Walker County.

Aerial Map



Property Photos



Demographics



Situated in the heart of Huntsville, 929 University Avenue offers excellent visibility and accessibility along one of the city’s key corridors. The property is just minutes from Sam Houston State University, downtown Huntsville, and major thoroughfares including Interstate 45, providing seamless connectivity to Conroe, The Woodlands, and the Greater Houston area.

	1 Mile	3 Miles	5 Miles
Total population	12,541	37,287	41,870
Workday Population	4,711	14,559	16,346
Total household	3,196	11,318	13,065
Average household income	\$44,517	\$47,847	\$52,113
Average age	27	29.5	31.1
Male Population	6,651	21,409	24,030
Female Population	5,896	15,883	17,847

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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