

OFFERING MEMORANDUM

844 I-45 N
HUNTSVILLE, TX 77340

This property, ideally situated for vehicle or trailer storage, mobile, or tiny home sales, stands out with its great traffic count and visibility on I-45.

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PROPERTY SUMMARY

844 I-45 N Huntsville, TX 77340

SALE PRICE: \$2,000.00 per month (Gross)

PROPERTY TYPE: Land

AVAILABLE SF: 1.5 Acres

BUILDING SIZE: 3.73 Acres

This property, ideally situated for vehicle or trailer storage, mobile, or tiny home sales, stands out with its great traffic count and visibility on I-45. Located conveniently right off the I-45 exit ramp for FM1374/Montgomery Rd, it offers easy access for customers and deliveries. Both properties are cleared and ready for immediate use.

The first lot features a significant 410 feet of total frontage along I-45 and 290 feet of total frontage on Boettcher Dr, ensuring high visibility.



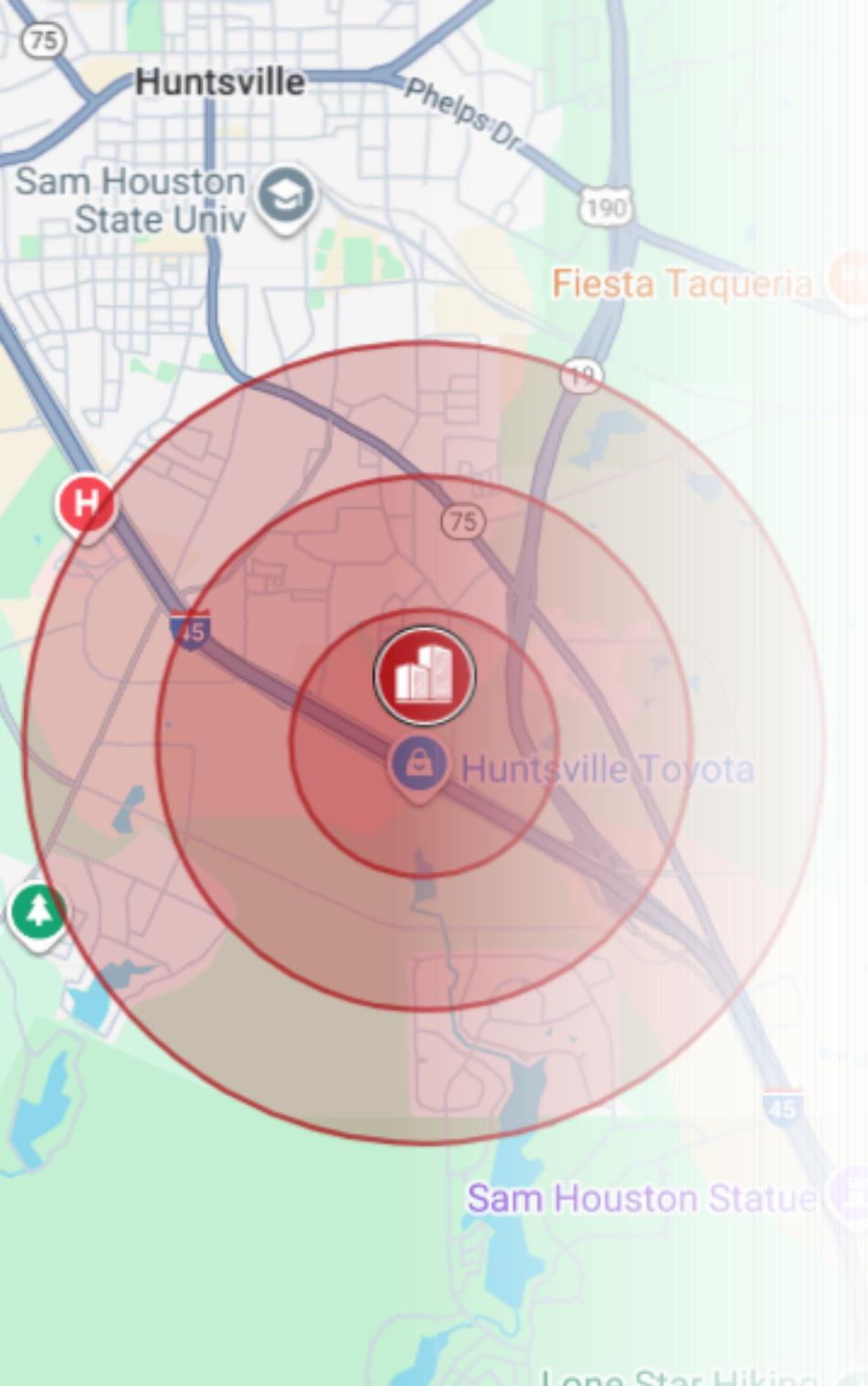
PROPERTY HIGHLIGHTS

PRIME LAND LEASE I-45

The second lot features 198 total feet of frontage on I-45 service road. The leasing price is set at an attractive \$1,000 per month/lot, offering a cost-effective solution for businesses seeking a prominent location with excellent road connectivity.

- +/- 1.5 Acre property idea for vehicle/ trailer storage, mobile or tiny homes sales
- Great traffic count & visibility on I-45
- Located right off the I-45 exit ramp for FM1374/Montgomery Rd
- Cleared and ready to use
- 410/198 total feet of frontage on I-45 frontage
- 290 total feet of frontage on Boettcher Dr
- Price: \$1,000 per acre



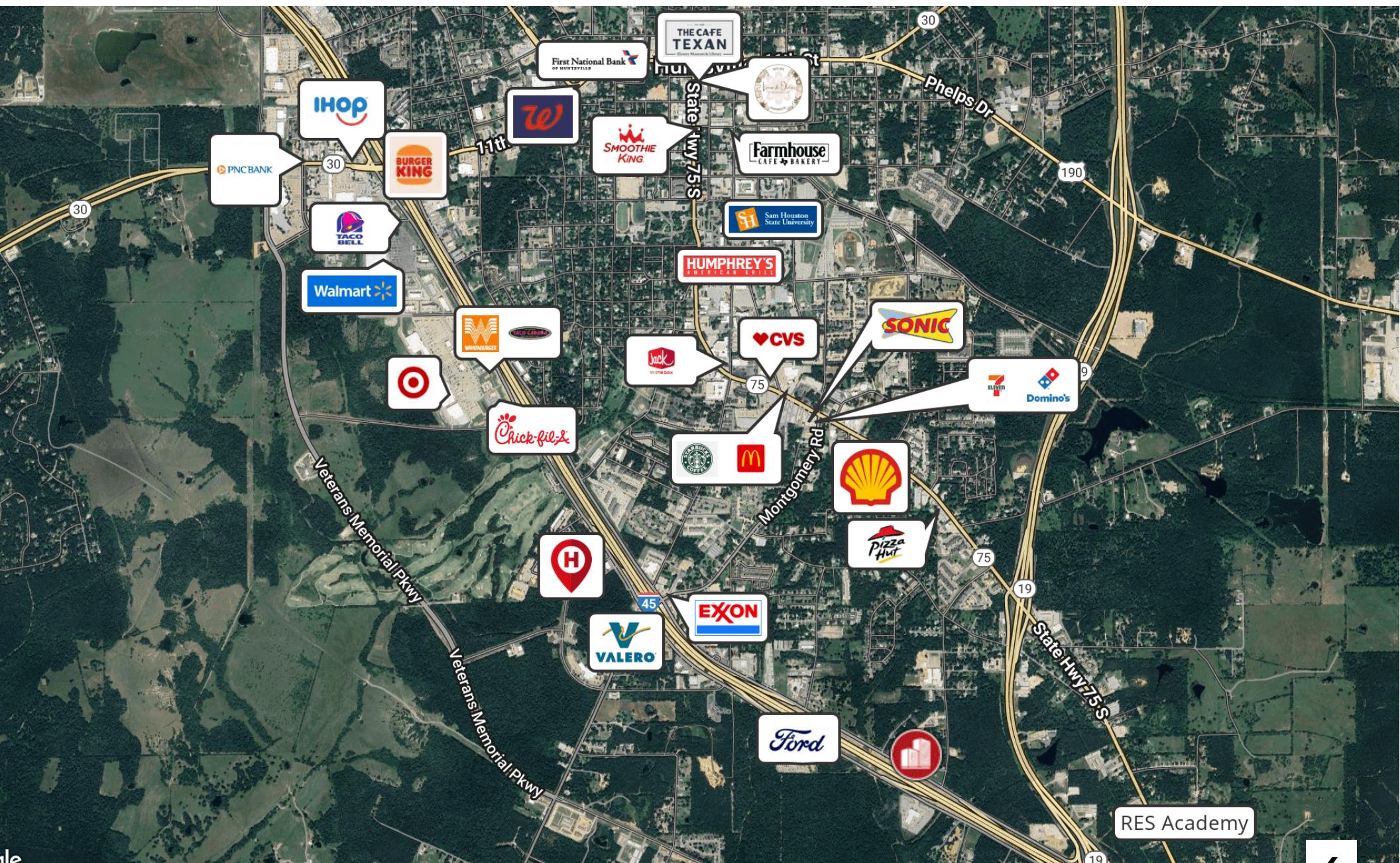


AREA OVERVIEW

This commercial property is divided into two lots one +/-2.2 acre tract and one +/-1.5 acre tract. This property is strategically situated right off Interstate 45, at the intersection of the service road and Boettcher Drive. It's an advantageous spot, offering superb visibility and accessibility, ideal for businesses seeking high traffic and easy customer access.

	0.3 Miles	0.5 Miles	1 Miles
Total households	499	1,482	4,477
Total population	878	2,712	9,023
Persons per household	1.8	1.8	2
Average household income	\$43,407	\$42,869	\$34,316
Average house value	\$155,95	\$152,289	\$67,553
Average age	40.4	39	31.4
Average age male	31.4	36.6	28.7
Average age female	47	44.4	33.1

RETAILER MAP





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