



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE, LEASE, OR BUILD-TO-SUIT RETAIL SITE BETWEEN I-45 & H-E-B

1718 11th Street | Huntsville, TX 77340



PROPERTY HIGHLIGHTS

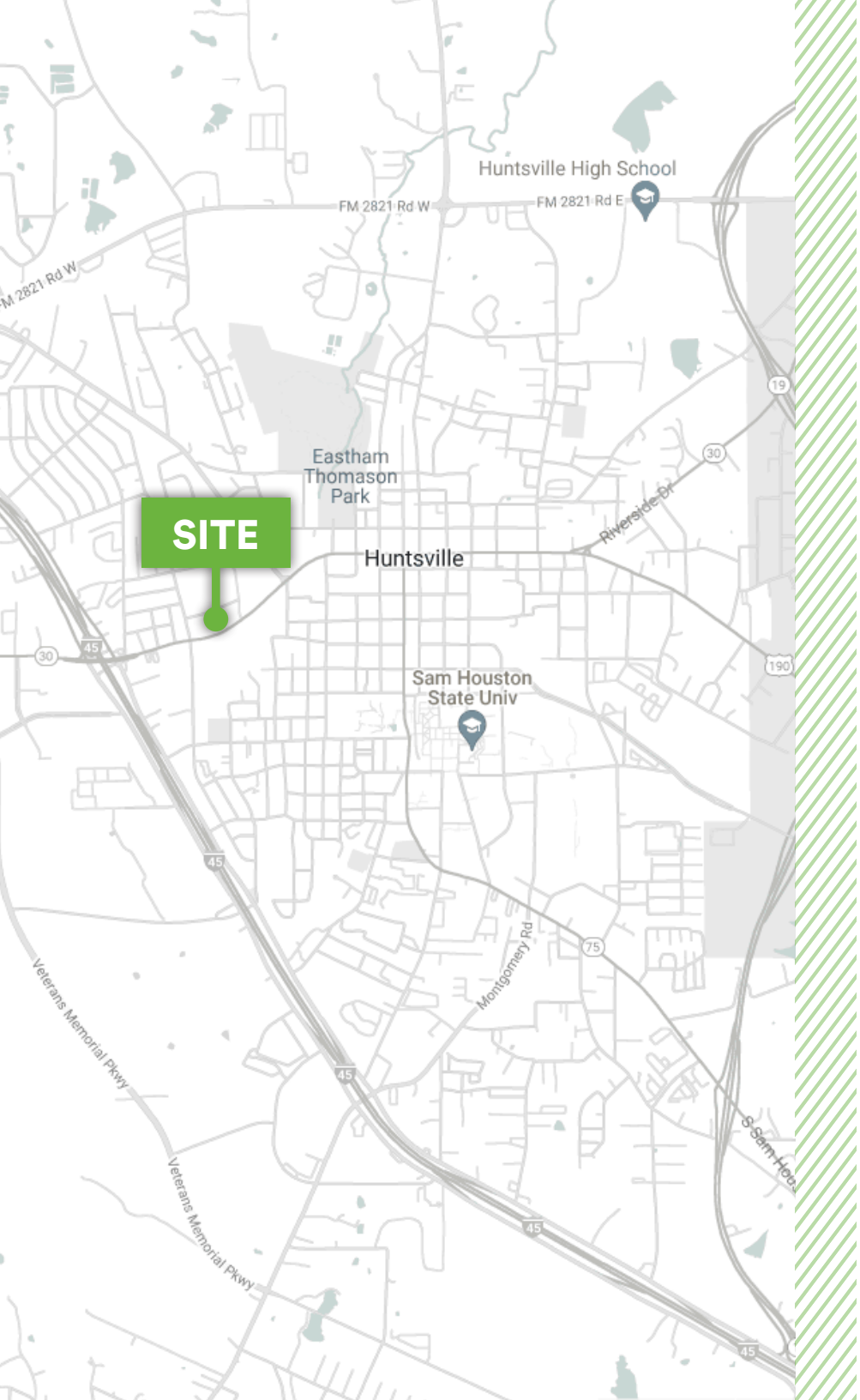
- Just off Interstate 45, next to H-E-B on 11th Street
- One mile to Sam Houston State University (21,000+ enrollment) and close to downtown Huntsville
- 278' of frontage on 11th Street, additional frontage along American Bank Street and Normal Park Drive
- More than 28,000 vehicles per day on 11th Street / SH-30
- Commercial zoning, shared driveway, and public utilities available
- Nearby retailers include H-E-B, Brookshire Brothers, Walmart, Academy, and Target



PRICING
Call Broker



LAND SIZE
3.20 AC



PROPERTY INFORMATION

Size	3.20 AC
Legal Description	3.20 Acres out of A4406, Highland – Section 4 Commercial, Block 8, Lot 1.1, Walker County
ID Number	29467
Access	Cross Access provides Ingress/Egress to 11th Street and Ray Black Drive
Frontage	278' on 11th Street, 703' on American Bank Street, 83' on Normal Park Drive
Zoning	Management District
Utilities	Electric, Water, Sewer, Gas, and Telephone
Flood Plain	None
Traffic Counts	11th Street: 28,556 VPD Interstate 45: 43,828 VPD





Downtown
Huntsville



CVS
pharmacy

H-E-B

VERABANK
GENUINE BANKING

AutoZone

CAVENDER'S

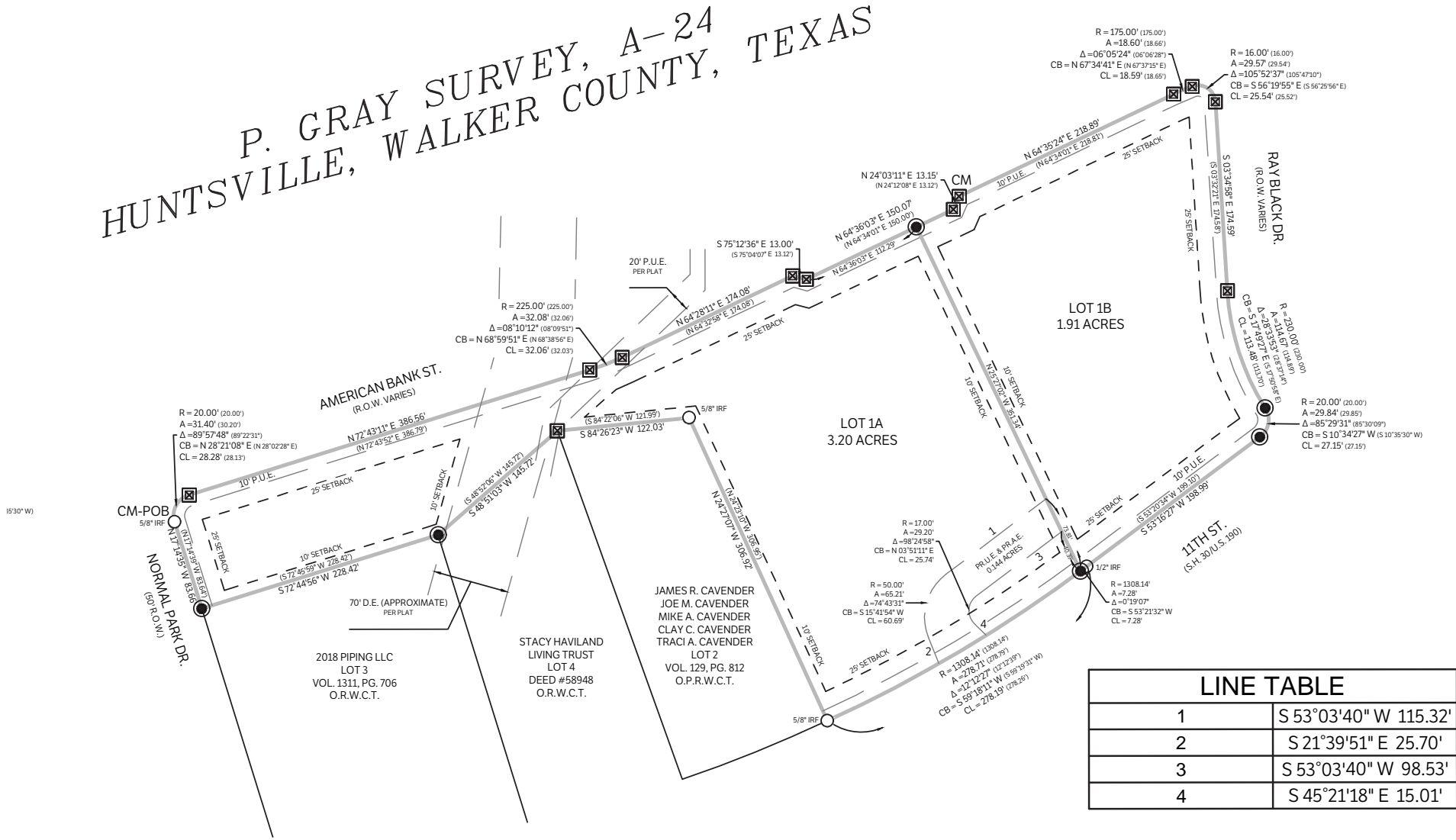
POPEYES
CHICKEN & BISCUITS

190

7 Leguas

11th Street - VPD: 28,556

P. GRAY SURVEY, A-24 HUNTSVILLE, WALKER COUNTY, TEXAS



LINE TABLE	
1	S 53°03'40" W 115.32'
2	S 21°39'51" E 25.70'
3	S 53°03'40" W 98.53'
4	S 45°21'18" E 15.01'

REPLAT



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



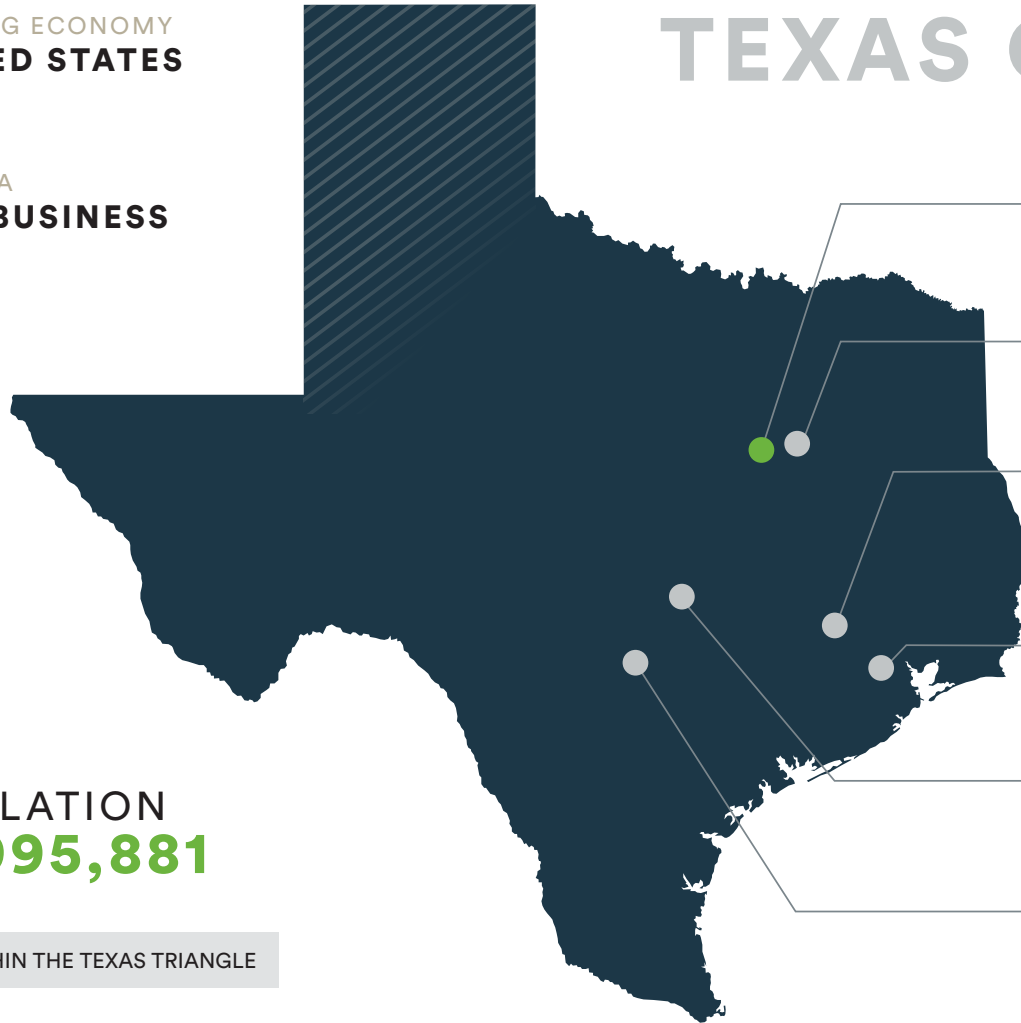
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

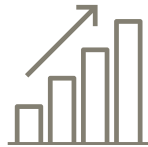
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

HUNTSVILLE, TEXAS

The City of Huntsville has a rich history of economic growth since its founding in 1835. As the county seat of Walker County, Huntsville is located in a prime area of the Interstate 45 corridor. The anticipated growth from the Houston and Dallas metropolises offers many opportunities for businesses and industries. Huntsville is 70 miles north of Houston and 170 miles south of Dallas and sits within the Texas Triangle, the area of Texas outlined by the metropolitan areas of Austin, Dallas-Fort Worth and Houston. Home to the Texas Department of Criminal Justice (TDCJ), with over 6,800 employees, the Texas prison system has been headquartered in Huntsville since Texas's founding as a republic. For more than 137 years, Sam Houston State University has been preparing students for meaningful lives of achievement. Offering over 80 bachelor's degree programs, more than 50 master's degree programs, and 11 doctoral programs to over 21,900+ students.



HUNTSVILLE, USA
POPULATION
72,971

13% LOWER COST
OF LIVING THAN THE
NATIONAL AVERAGE

#5 BEST PLACES TO START
A BUSINESS IN THE
UNITED STATES



HOME TO SAM HOUSTON STATE UNIVERSITY

CARNEGIE COMMISSION OF HIGHER EDUCATION
DESIGNATION
DAN RATHER SCHOOL OF JOURNALISM

#1 RANKED SMALL CITY IN THE NATION
FOR A BUSINESS ENVIRONMENT



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

7K

HOUSEHOLD
INCOME

\$58K

CONSUMER
SPENDING

\$74M

3 MILE

ESTIMATED
POPULATION

36K

HOUSEHOLD
INCOME

\$50K

CONSUMER
SPENDING

\$265M

5 MILE

ESTIMATED
POPULATION

43K

HOUSEHOLD
INCOME

\$56K

CONSUMER
SPENDING

\$353M

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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

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Phone

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Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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OLDHAMGOODWIN.COM

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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.