



OFFERING MEMORANDUM

7031 SH 75 S.
HUNTSVILLE, TX 77340

Boasting generous space, this property provides endless possibilities for development, storage, or customization to suit your specific needs.



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

7031 SH 75 S. Huntsville, TX 77340

[VIEW VIDEO](#)

13,000 Sq Ft of Opportunity! Unlock the potential of this expansive 13,000 sq. ft. property located in the thriving heart of Huntsville, TX. Strategically positioned along State Highway 75 S, this prime location offers exceptional visibility and accessibility, making it ideal for commercial or mixed-use development.

SALE PRICE:	\$895,000
NUMBER OF UNITS:	1
YEAR BUILT:	1972
PROPERTY TYPE:	Warehouse/Industrial
AVAILABLE SF:	64,464 SF
BUILDING SIZE:	13,000 SF



SUITE DETAILS

7031 SH 75 S. Huntsville, TX 77340

Building 1: Shop (building on left)

- 80x75 6000 sqft
- Peak height ~22'
- Side 18' height
- Loft or storage space 20x40 1000 sqft

Building 2:

- 40x100 4000 sqft
- 13ft height no peak
- 10,000 shop space total
- (building 1 and 2 are connected)

Office:

- Office building 50x60 3000sq ft
- Office space ~ 1000 sq ft
- Shop space 2000sq ft
- Peak height 18ft
 - Side height 16ft

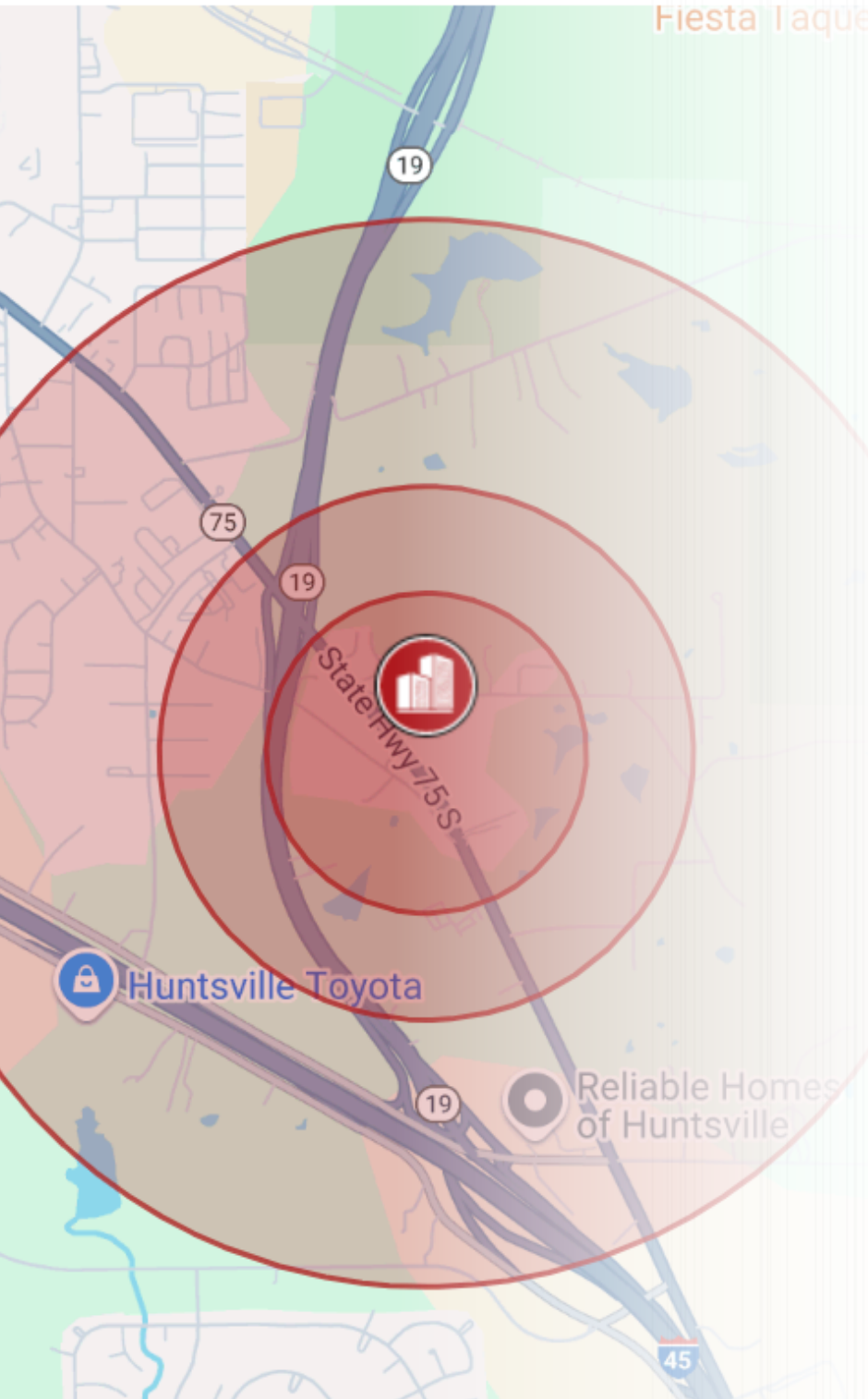
PROPERTY HIGHLIGHTS

Prime 13,000 Sq Ft. Warehouse/Industrial 7031 SH 75 S.

Boasting generous space, this property provides endless possibilities for development, storage, or customization to suit your specific needs. Whether you're envisioning retail, office space, a warehouse, residential development, or a versatile combination, this property is perfectly suited to bring your vision to life.

- 2 unit property
- Built in 1972
- Prime location in Huntsville
- Warehouse/Industrial/Flex Space/
Manufacturing
- Well-maintained and solid foundation
- Strategic investment opportunity
- Ideal for expanding investment portfolio



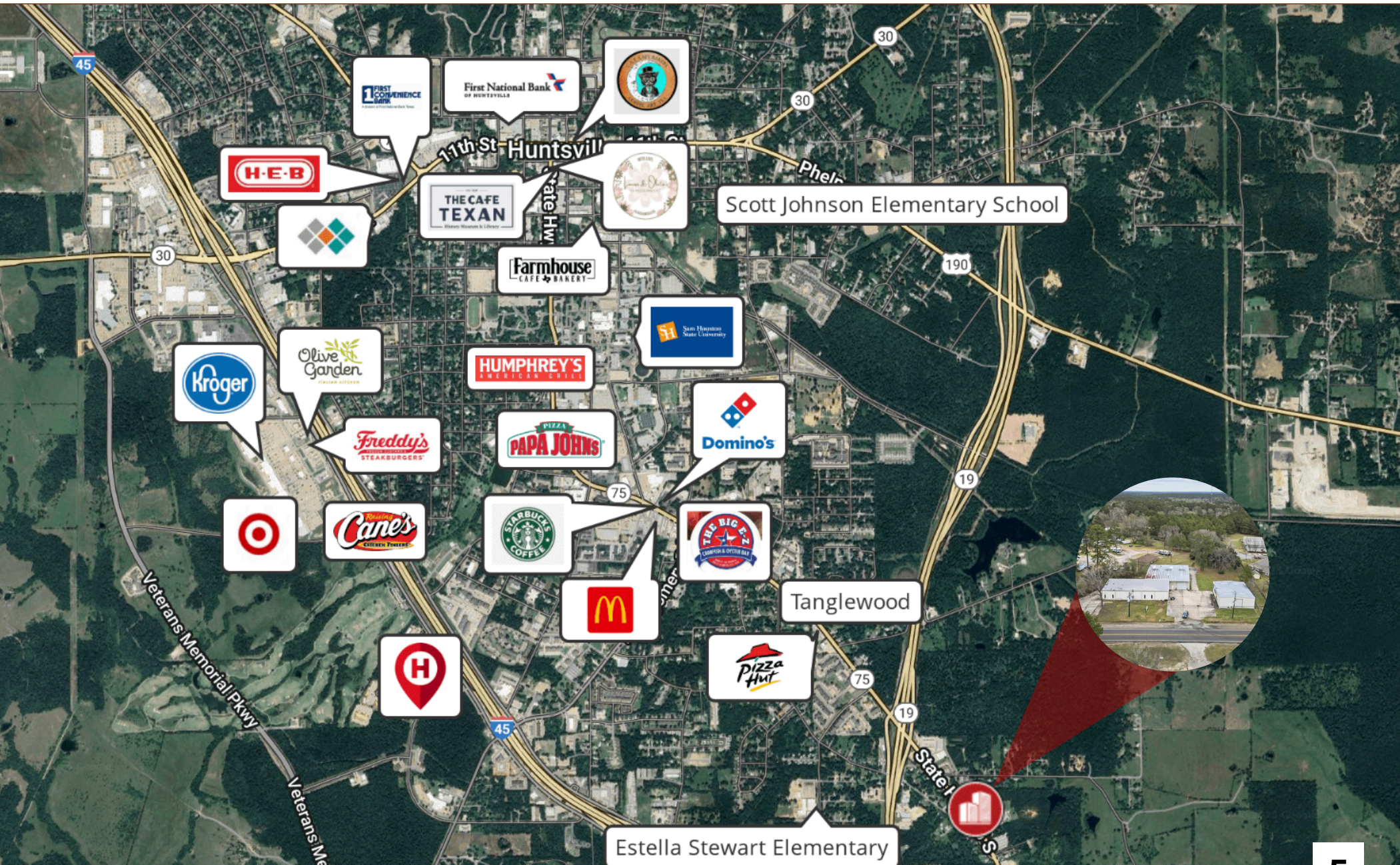


AREA OVERVIEW

Nestled in the vibrant city of Huntsville, TX, 7031 State Highway 75 S boasts a prime location with exceptional accessibility and visibility. Positioned along a well-traveled highway, this property offers convenient connections to major roads, including Interstate 45, making it an ideal hub for local and regional access.

	0.3 Miles	0.5 Miles	1 Miles
Total households	53	149	1,017
Total population	173	440	2,748
Persons per household	3.3	3	2.7
Average household income	\$55,150	\$55,537	\$53,271
Average house value	\$235,903	\$239,484	\$215,326
Average age	36	34	32
Average age male	36	34	32
Average age female	37	34	33

RETAILER MAP





THE COMMERCIAL PROFESSIONALS

ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

VIEW VIDEO

ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

WWW.THECOMMERCIALPROFESSIONALS.COM