

**TOYOTA
DEALERSHIP**



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

RETAIL SPACE FOR SALE

877 AND 879 I-45 SOUTH | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

SUBJECT TO OFFER

YEAR BUILT

1998

PROPERTY TYPE

RETAIL

BUILDING SIZE

2,421 SF

PROPERTY HIGHLIGHTS

This prime 3.9-acre property along I-45 South offers exceptional potential for commercial or mixed-use development in the fast-growing Huntsville corridor. The site includes a well-maintained 3-bedroom, 2.5-bath structure that can easily serve as an office, live-work space, or professional conversion. The building features a spacious open layout with multiple rooms adaptable for offices, conference areas, or reception space.

A fenced yard and covered patio provide ample outdoor utility, while a whole-house generator ensures uninterrupted operations. With its combination of visibility, accessibility, and on-site infrastructure, this property is ideal for an owner-user, investor, or business seeking frontage exposure and long-term appreciation potential.

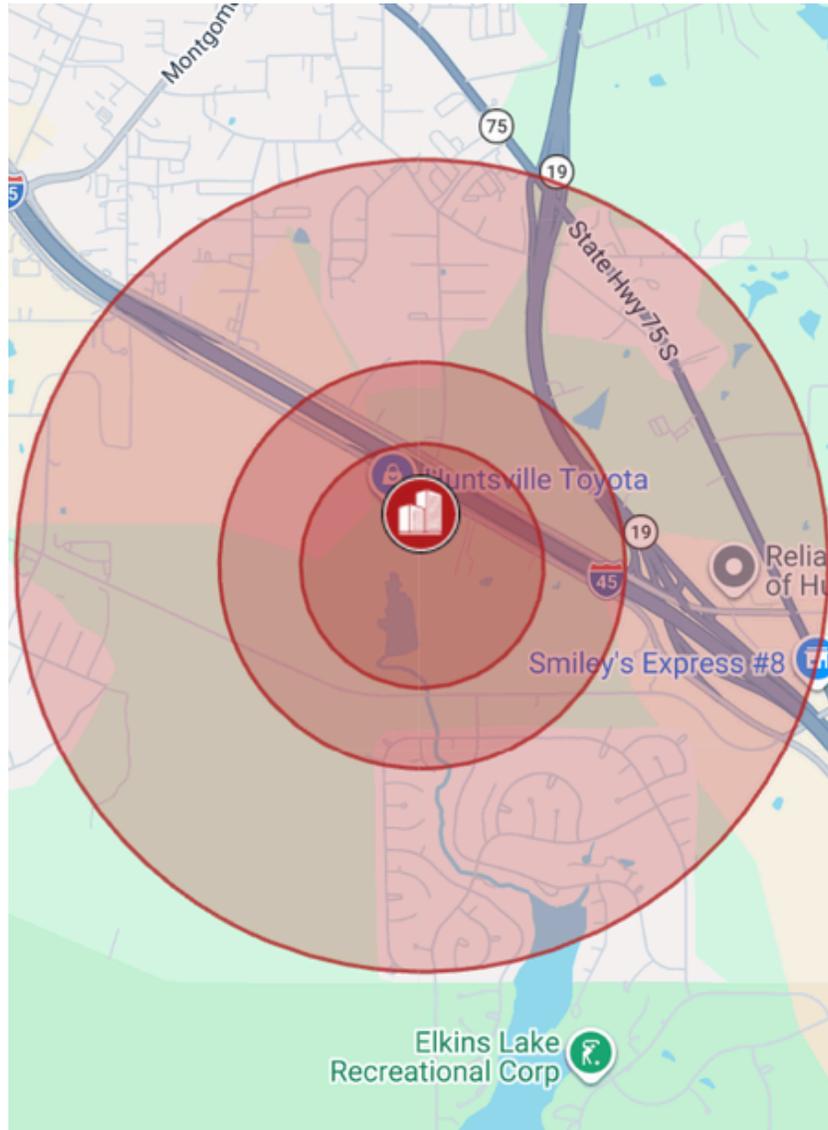
Aerial Map



Property Photos



Demographics



Conveniently located just 2 miles south of Downtown Huntsville, the property offers quick access and excellent visibility along Interstate 45 South. From I-45, take Exit 118 toward Quality Blvd, turn left onto Quality Blvd, then left again onto Interstate 45 South. The properties at 877 and 879 I-45 S will be located on the right-hand side.

	1 Mile	3 Miles	5 Miles
Total population	2,455	29,780	46,171
Workday Population	1,966	23,867	37,798
Total household	1,036	11,141	15,811
Average household income	\$62,762	\$46,733	\$56,479
Average age	40	35	36
Male Population	39	34	36
Female Population	41	35	36

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas and the surrounding Walker County area continue to experience steady growth supported by population stability, regional connectivity, and expanding economic activity. As a key city within the northern Greater Houston region, Huntsville benefits from its strategic location along Interstate 45, providing direct access to Houston, The Woodlands, and College Station. The area attracts residents and businesses seeking affordability, a strong sense of community, and proximity to major metropolitan markets while maintaining a smaller-city atmosphere.

Over the past several years, Huntsville has seen consistent demand across residential, retail, and commercial sectors, driven in part by its role as a regional employment and education hub. Sam Houston State University serves as a major economic anchor, contributing to population stability, workforce development, and ongoing demand for housing, retail services, and professional support industries. This institutional presence helps insulate the local economy from volatility and supports long-term growth trends.

From a real estate perspective, Huntsville benefits from limited commercial supply in certain sectors, steady tenant demand, and a business-friendly environment. Its location between Houston and North Texas markets, combined with measured development and strong institutional support, positions Huntsville well for long-term value retention and stable investment performance. As growth continues in a controlled and sustainable manner, the Huntsville market remains attractive to investors, developers, and owner-users seeking dependable opportunities within a growing Texas region.



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**THE
COMMERCIAL
PROFESSIONALS**

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