



FOR LEASE

SUITES A & B

2801 Sam Houston Avenue
Huntsville, TX 77340

Available
Lease Space



936-900-6564



www.corproptx.com



info@corproptx.com

HIGHLIGHTS

2801 Sam Houston Avenue Huntsville, TX 77340



- ✓ Suites A & B Available for Lease
- ✓ Prime Sam Houston Avenue Location
- ✓ Excellent Visibility & Accessibility
- ✓ Ample Parking
- ✓ Convenient Access to Downtown Huntsville, Close Proximity to Sam Houston State University
- ✓ Flexible Space for Multiple Business Uses



IDEAL FOR:

Professional Office | Medical | Retail |
Service Business | Showroom | Studio |
Salon | Investment/Commercial Users

- Space A: approximately 19.8' x 58'
- Space B: approximately 44.6' x 60'



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THE PROPERTY

\$1.50/sqft + NNN

2801 Sam Houston Avenue, Suites A & B presents an opportunity for businesses seeking commercial space in one of Huntsville's established commercial corridors.

The property offers convenient access to Sam Houston Avenue and surrounding major roadways, while placing tenants near Downtown Huntsville, Sam Houston State University, surrounding residential neighborhoods, and established businesses.

With flexible commercial space and a highly accessible location, Suites A & B can accommodate a variety of business concepts and professional uses, subject to applicable zoning and use requirements.



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OUR MARKET

2801 Sam Houston Avenue Huntsville, TX 77340

Strong Population Growth:

Huntsville is home to Sam Houston State University, with over 21,000 students, creating a consistent and renewable tenant base. The city also benefits from steady population growth driven by education, government employment, and regional migration trends.

Economic Expansion:

Huntsville's economy is anchored by major employers including the Texas Department of Criminal Justice, healthcare providers, and Sam Houston State University. This diverse employment base provides stability and supports long-term rental demand.

Affordable Housing Demand:

With a large student population and a strong workforce presence, Huntsville experiences consistent demand for affordable rental housing. Multifamily properties are well-positioned to serve both students and local professionals seeking proximity to campus and employment centers.

Investment Potential:

Huntsville offers favorable entry pricing compared to larger Texas metros, with strong rental upside potential. Investors benefit from stable occupancy trends, value-add opportunities, and long-term appreciation driven by continued demand.

Infrastructure and Development:

Ongoing development, infrastructure improvements, and its strategic location along I-45 between Houston and Dallas enhance Huntsville's accessibility and appeal. The city continues to attract residents seeking affordability while remaining connected to major economic hubs.



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