



## **MULTI-BUILDING COMMERCIAL PROPERTY FOR SALE**

861 ST. HWY 19 | HUNTSVILLE, TX 77320

**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



## OFFERING SUMMARY

### SALE PRICE

**\$550,000**

### PROPERTY TYPE

**OFFICE**

### NUMBER OF UNITS

**4**

### LOT SIZE

**0.92 ACRES**

### BUILDING SIZE

**7,300 SF**

## PROPERTY HIGHLIGHTS

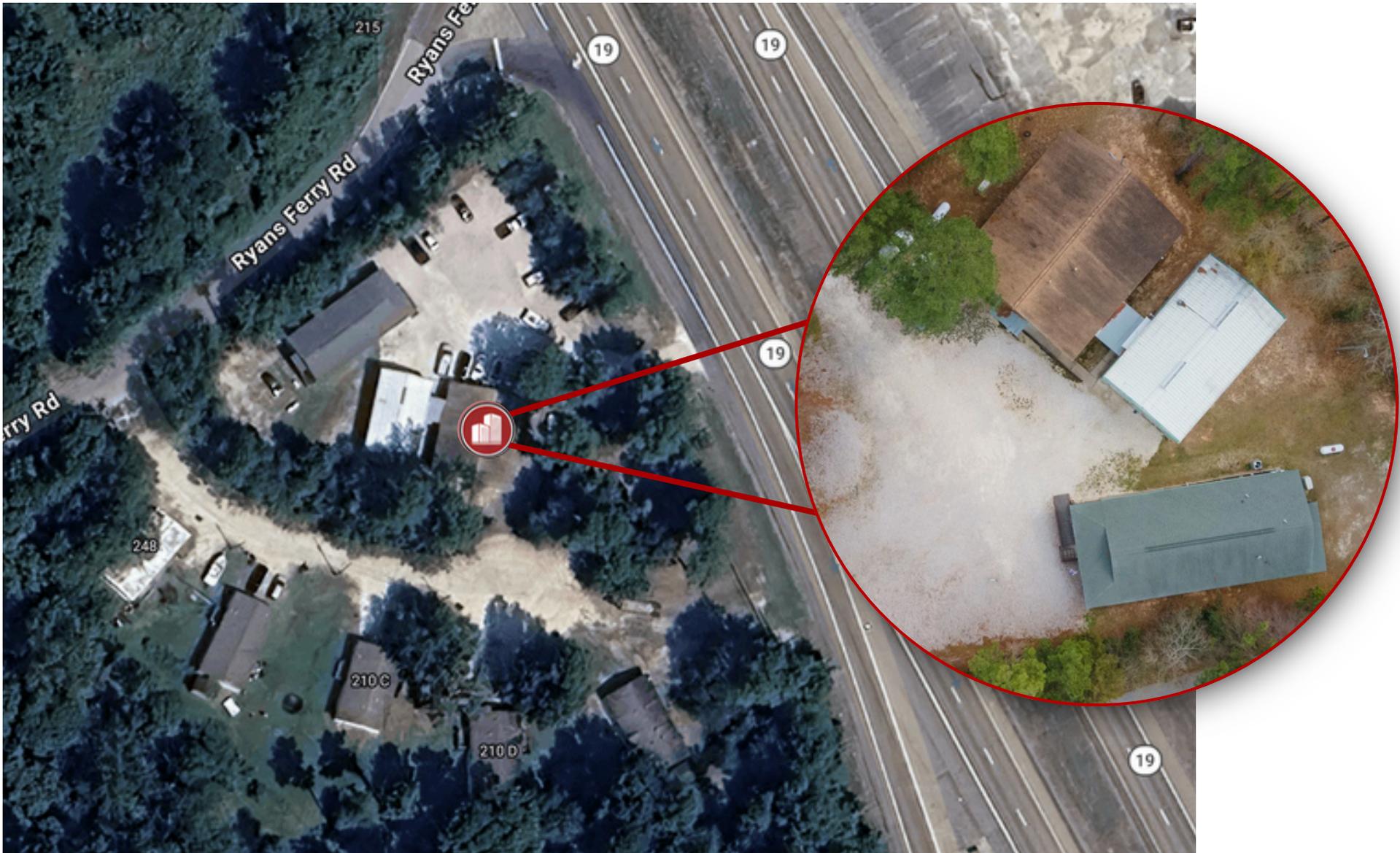
This well-maintained ±0.92-acre commercial property offers a rare combination of multiple functional buildings, updated mechanical systems, and reliable backup power infrastructure. Originally purchased in 2003, the property has been thoughtfully expanded and upgraded over time, making it ideal for laboratory, medical, light industrial, office, or specialized operational use.

The site features three primary buildings totaling approximately 5,300+ square feet:

Main Building (±2,000 SF | Built 1988)/Wood-frame construction on concrete slab.

Two primary units (Installed 2013) with compressors and air handlers replaced within the last 5–7 years. Both maintain temperature efficiently; one unit introduces 10% fresh air.

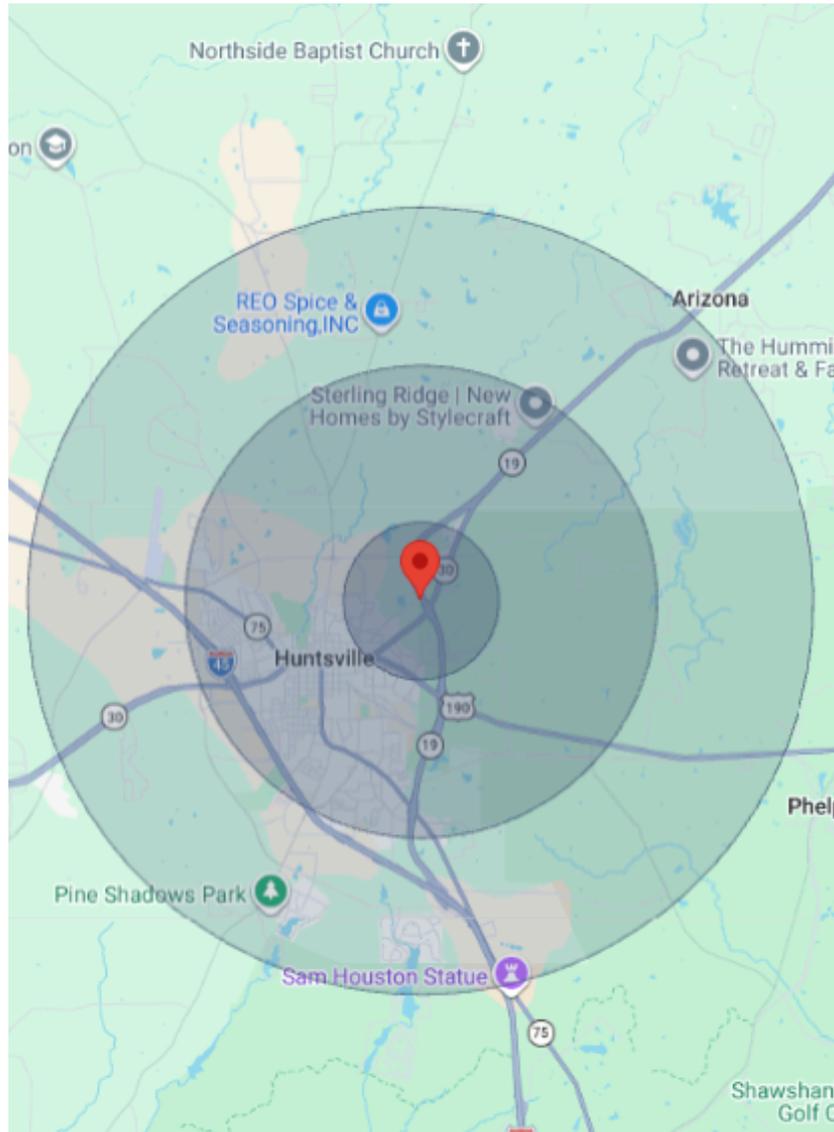
# Aerial Map



# Property Photos



# Demographics



Positioned at the prominent corner of Veterans Memorial Drive and Milroy Lane, this ±1.1-acre site offers excellent visibility and accessibility within a rapidly developing commercial corridor. Veterans Memorial serves as a major north-south artery, connecting directly to FM 1960, Beltway 8, and I-45, ensuring consistent traffic flow from local residents, commuters, and nearby businesses.

With Huntsville continuing to experience steady residential and commercial growth, this location provides strong long-term upside for investors and owner-operators.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	3,590	34,161	42,220
<b>Workday Population</b>	1,131	13,912	16,410
<b>Total household</b>	1,092	10,810	13,070
<b>Average household income</b>	\$43,941	\$47,261	\$52,022
<b>Average age</b>	25.5	28.7	31.0
<b>Male Population</b>	1,664	18,738	24,186
<b>Female Population</b>	1,929	15,430	18,040

Demographics data derived from AlphaMap

# Market Overview

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Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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