

MULTI-USE PROPERTY WITH WAREHOUSE, RESIDENTIAL, AND OFFICE SPACE AVAILABLE

2815 MONTGOMERY ROAD, HUNTSVILLE, TX 77340

PROPERTY SUMMARY | WAREHOUSE, HOUSE, OFFICE SPACE PROPERTY

FOR SALE & LEASE: \$1,200,000 OR \$700.00 - 2,000.00 PER MONTH (GROSS)



PROPERTY DESCRIPTION

Prime Investment Opportunity - 2815 Montgomery, Huntsville, TX

Now available for sale or lease, this versatile property offers multiple income-producing spaces with excellent visibility, accessibility, and functionality to accommodate a variety of commercial uses.

Current lease options include a warehouse at \$2,200/month, a brick house at \$1,800/month, and a carport office at \$700/month. Tenants are responsible for all utilities.

With the flexibility to lease spaces individually or as a combined package, this property presents an attractive opportunity for owner-users, investors, or businesses seeking adaptable space in a growing Huntsville market.

PROPERTY HIGHLIGHTS

- Warehouse: 2,200/month
- brick house: \$1,800/month
- carport office : \$700/month

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$700.00 - 2,000.00 per month (Gross)
Number of Units:	3
Available SF:	700 - 2,000 SF
Building Size:	1,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	686	2,436	6,086
Total Population	1,531	5,165	14,735
Average HH Income	\$44,868	\$42,599	\$36,221

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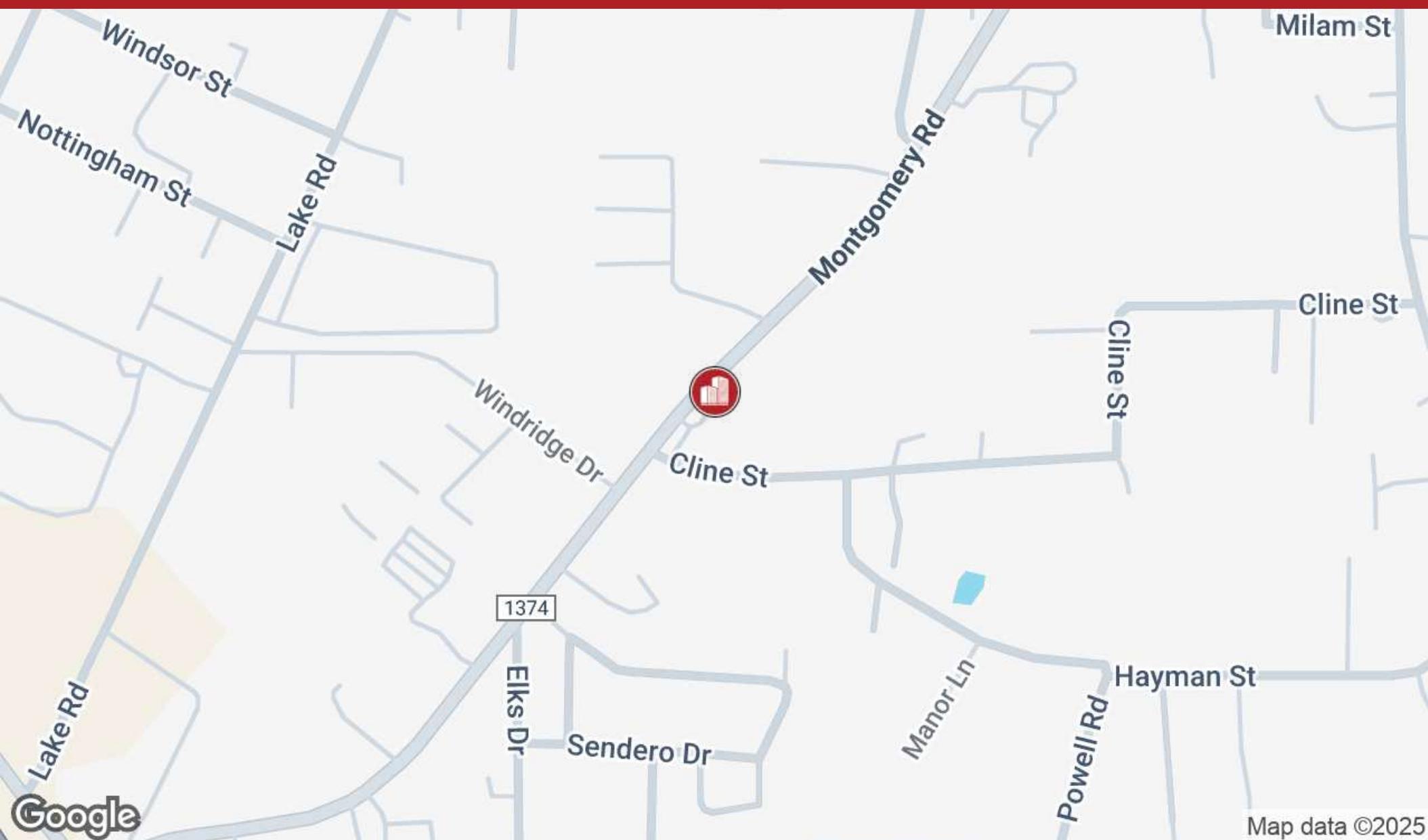
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LOCATION MAP | WAREHOUSE, HOUSE, OFFICE SPACE PROPERTY

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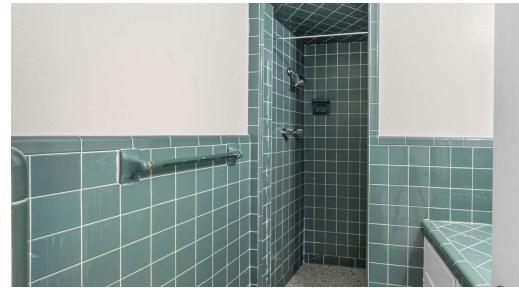
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ADDITIONAL PHOTOS / WAREHOUSE, HOUSE, OFFICE SPACE PROPERTY

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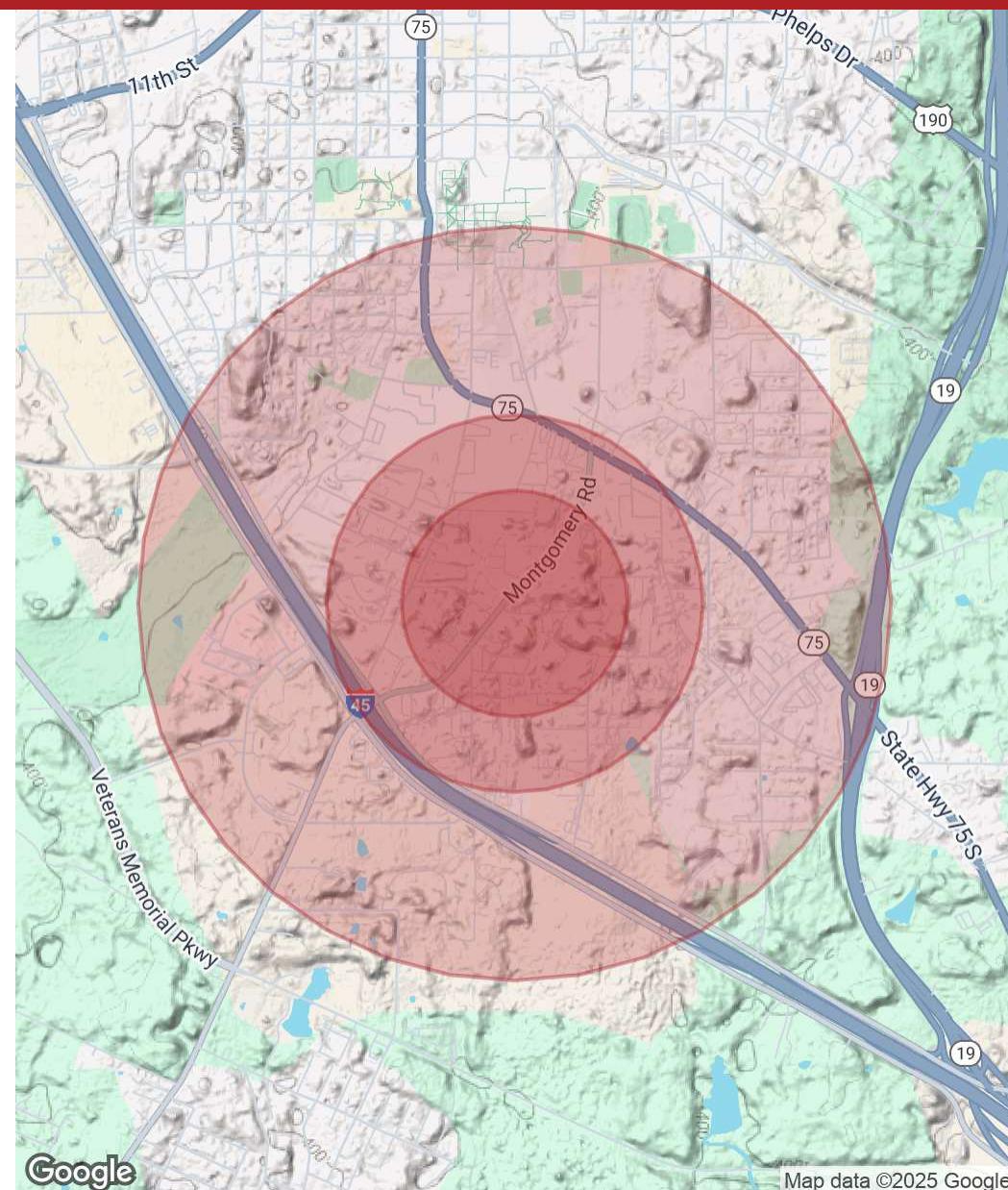
DEMOGRAPHICS MAP & REPORT / WAREHOUSE, HOUSE, OFFICE SPACE PROPERTY

FOR SALE & LEASE: \$1,200,000 OR \$700.00 - 2,000.00 PER MONTH (GROSS)

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,531	5,165	14,735
Average Age	31	30	29
Average Age (Male)	30	30	28
Average Age (Female)	32	31	29

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	686	2,436	6,086
# of Persons per HH	2.2	2.1	2.4
Average HH Income	\$44,868	\$42,599	\$36,221
Average House Value	\$145,851	\$152,935	\$137,215

Demographics data derived from AlphaMap



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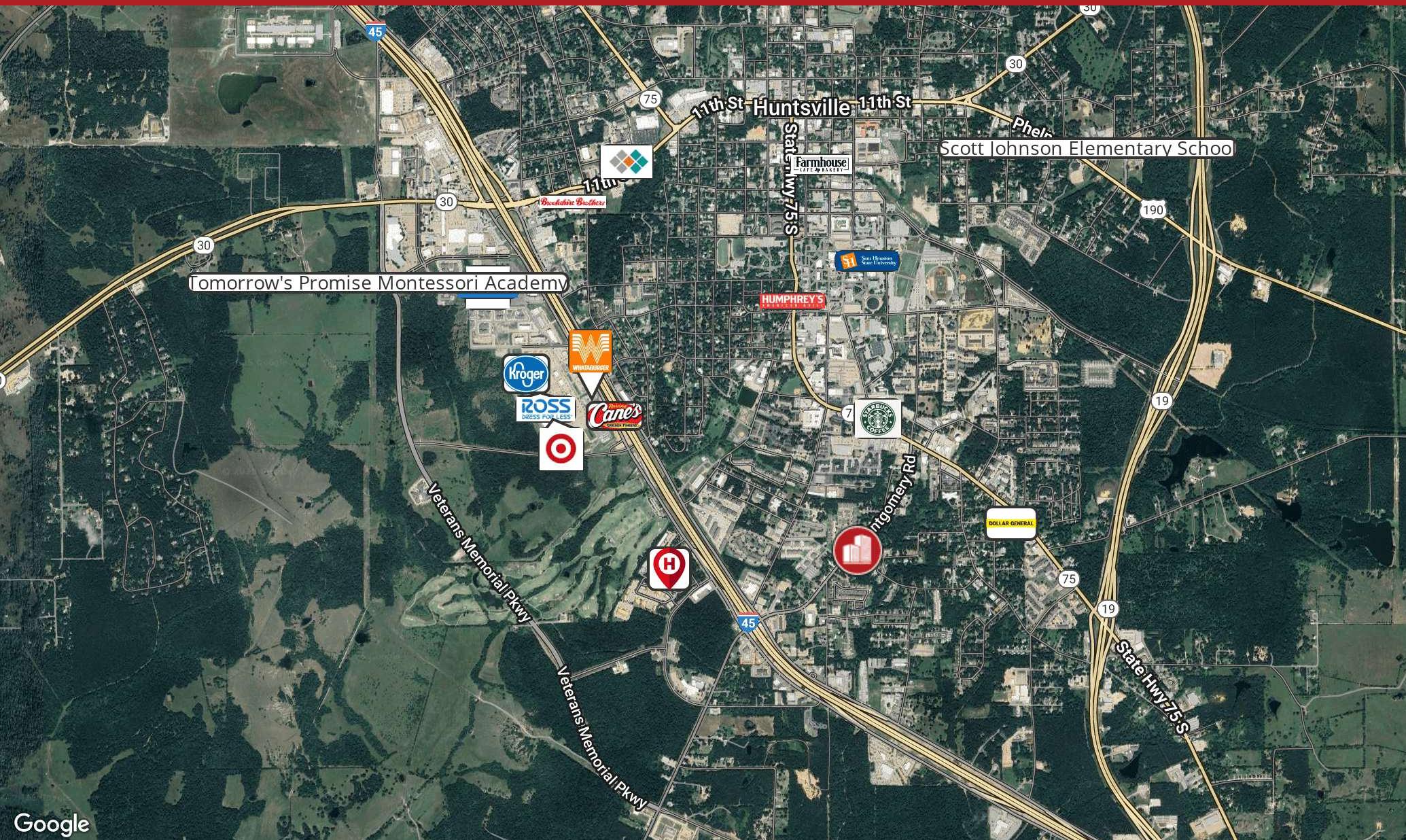
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MULTI-USE PROPERTY WITH WAREHOUSE, RESIDENTIAL, AND OFFICE SPACE AVAILABLE

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RETAILER MAP / WAREHOUSE, HOUSE, OFFICE SPACE PROPERTY

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